

Application ref: 2023/4774/P
Contact: Sam Fitzpatrick
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Date: 3 January 2024

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Extension Plans UK
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat Ground Floor
224 Finchley Road
London
Camden
NW3 6DH

Proposal: Details required by condition 4 (detailed drawings) of planning permission 2022/4712/P dated 01/03/2023 (Installation of a rear access path with an external balcony).

Drawing Nos: FR-R01-PR-103.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition 4 required that detailed drawings in respect of the balcony railings be submitted to and approved by the Council. To this end, the applicant has provided elevation and section drawings that demonstrate the materiality and dimensions of the proposed railings.

The railings would be steel finished in powder-coated black and would be a simple railing style that respects the traditional appearance of the host property. These conform with the proposed plans and would be appropriate in

the context of the host building, the wider streetscene, and the surrounding conservation area. The provided details would preserve the character and appearance of the Redington Frogna Conservation Area. As such, the provided detailed drawings are considered sufficient to discharge condition 4.

The full impact of the proposal was assessed as part of the determination of the original application, reference 2022/4712/P.

As such, the details are in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies SD4 and SD5 of the Redington Frogna Neighbourhood Plan 2021.

- 2 You are advised that all conditions relating to the planning permission ref. 2022/4712/P granted on 01/03/2023 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer