

Application ref: 2024/1647/P
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Wolff Architects
Chandos Yard
83 Bicester Road
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HP18 9EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
42 Elsworthy Road
London
NW3 3DL

Proposal:

Details pursuant to partial discharge of condition 3(b) (Facing materials) (c) (Lightwells and grills) and (d) (glazing structure) of planning permission 2019/0149/P dated 14/09/2020 (as amended by 2022/1537/P dated 14/02/2024 and 2022/3738/P dated 19/10/2023) for the Erection of two-storey side extension following demolition of existing structure, basement excavation, alterations to existing eastern side extension and new steps into the rear garden and front side access; alterations to fenestration, front boundary wall, landscaping and provision of cycle storage.

Drawing Nos: North East (Side) Elevation 2164-PL-226 1:100 A3, Glazed Structure on the Eastern Elevation 2164-PL-728 1:25 A3, Glazed Structure on the Eastern Elevation 2164-PL-729 1:10 A3, South East (Front) Elevation 2164-PL-220 1:100 A3, South West (Side) Elevation 2164-PL-222 1:100 A3, North West (Rear) Elevation 2164-PL-224 1:100 A3, Proposed External Shutter Sketch-Shutter Sketch 2164-PL-730 Varies A3, VM ZINC Gallery 2024 - PIGMENTO GREY N/A NTS A4 VMZINC Gen Tech Recs March2024 N/A NTS A4, DM Windows Specification N/A NTS A4

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

Informative(s):

1 Reasons for granting permission/consent-

Details of a materials have been submitted to discharge condition 3 of 2019/0149/P dated 14/09/2020. The design has subsequently been amended under planning ref 2022/1537/P dated 14/02/2024. Details regarding the external windows and doors specified under part a) of condition 3 have already been approved under planning ref 2023/1735/P dated 06/07/2023 and details regarding brick and mortar type secured under part b) of condition 3 have been approved under 2023/1215/P dated 23/06/2023.

In accordance with the previous permissions the materials are consistent with the approved designs. The aluminium and zinc cladding and coping stones all match the colour palette and are of high quality. The glazed structure and shutter details are also consistent with the previous permission matching the details with what was approved. There are no grills and so this part of the condition is not relevant.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (hard and soft landscaping), 10 (tree protection measures), 11 (covered cycle storage), 12 (design and method of waste storage and removal), and 13 (bird and bat box location) of planning permission 2019/0149/P granted on 14 September 2020 are outstanding and require details to be submitted and 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



Daniel Pope
Chief Planning Officer