

Application ref: 2024/1413/P
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Date: 14 June 2024

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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Ames House
26 Netherhall Gardens
London
NW3 5TL

Proposal:

Details of Condition 4 (Detailed Drawings) of planning permission 2022/4886/P dated 19/07/2023 (for Various alterations including replacement front entrance staircase with bike and bin stores below; new front gates; extension of rear lightwell and installation of upper ground floor rear balcony and staircase; installation of new and replacement windows and doors to front, rear and northern side elevations; and insertion of front and rear rooflights).

Drawing Nos: P-520 rev 3, P-521 rev 3, P-522 rev 4, P-523 rev 4, P-524 rev 4, P-525 rev 4, P-526 rev 2, P-527 rev 3, P-528 rev 4, Proposed Window Replacement Drawings and Details 'C 1771-B1 rev C' (prepared by Original Sash, dated 12/09/2023), Materials and Finishes (prepared by Studio Architecture & Design, dated 04/10/2023), Covering Letter (prepared by Savills, dated 10/04/2024)

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

Informative(s):

- 1 Reasons for granting approval of details:

Condition 4 (a - d) requires detailed drawings of the a) proposed windows, external doors, and gates; b) new balustrade to front steps and rear balcony; c) new external rear staircase; and d) replacement front steps.

Comprehensive details of the proposed window and door replacements have been submitted, indicating that the timber windows and doors will be suitable for the historic character of the host building and the wider Conservation Area. Additionally, the replacement windows will incorporate the historic decorative glass which will preserve the historic character of the host building.

The timber front boundary pedestrian gates are considered to be in keeping with the historic character of the host building, street scene, and wider Conservation Area. The detailed design of the gate is considered to be appropriate for its context and matches that of neighbouring no.18.

The detailing of the timber boarded double doors to both the bin and bike store are considered acceptable, as are the brick lintels. The details are considered appropriate for the context of the historic host building and wider Conservation Area.

Details of new balustrades to the front steps and balustrades/steps to the rear balcony are considered to be an improvement on the previously submitted designs. They are now considered appropriate for use on the historic building, with the metal stanchions now being shown planted directly into the coping stones of the front steps, rear balcony copings, and rear floor slab.

The above details have been reviewed by the Council's Conservation Officer and deemed acceptable. The details would ensure high quality design is secured throughout the development, as such it is recommended that Condition 4 is discharged.

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 streetscene or this part of the Conservation Area or on neighbouring amenity.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

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

- 2 You are advised that all conditions relating to planning permission 2022/4886/P granted on 19/07/2023 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer