

Application ref: 2024/1565/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 17 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 Conditions 4 (Detailed Drawings / Materials Samples), 6 (Brickwork), 10 (Green Roof), and 11 (Cycle Store) of planning permission 2023/0207/P dated 29/11/2023 for the 'Erection of 3 storey side extension to provide 3 self-contained flats with front cycle and refuse stores, following demolition of existing 2 storey side garage extension and 1- bed flat'.

Drawing Nos: A-340 rev B, A-341 rev B, A-342 rev B, A-550 rev A, A-551 rev A, A-552 rev A, A-553 rev B, A-554 rev A, A-708 rev A, A-710 rev A, Existing and Proposed Sample Brickwork Panel, Green Roof Details and Maintenance, Cover Letter

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

Informative(s):

- 1 Reasons for granting approval of details:

Condition 4 (a - c) requires detailed drawings of the a) proposed windows, external doors, and gates; b) manufacturer's specifications of all facing materials including windows and door frames and tiles; and c) typical details of

new railings.

Comprehensive details of the proposed windows and doors have been submitted, indicating that the timber windows and doors will be suitable for use on the host building and within the wider Conservation Area. Initial drawings indicated the window frames would be finished in a black colour, which was considered unacceptable. The drawings have since been revised and the frame colour amended to white, which is considered acceptable and will ensure the new building is sympathetic to its historic context.

The use of reconstituted 'cast stone' material in a York stone colour for the window surrounds is considered acceptable, as it will replicate historic detailing located on the neighbouring historic building and elsewhere within the Conservation Area.

The submitted balustrade and railing details are considered satisfactory as they are a close match to those negotiated for a parallel approval of details application for the main house. The submitted details are therefore considered acceptable and sufficient to discharge.

Condition 6 requires a sample brickwork panel, demonstrating the proposed colour, texture, face-bond, and pointing, to be provided. The submitted panel provides a side-by-side comparison of the existing and proposed brickwork, indicating a close match to the historic brick of the host building. The details have been reviewed by the Council's Conservation Officer and deemed acceptable.

Condition 10 requires details of the green roof above the cycle store to be submitted and approved. The submitted details show an appropriate sedum species, substrate depth, and maintenance schedule. These are considered acceptable and sufficient to demonstrate that the green roof will provide visual amenity and biodiversity and be maintained in perpetuity.

Condition 11 requires that prior to first occupation, details of a secure and covered cycle storage area to accommodate 6 cycles shall be submitted and approved. The submitted drawings indicate a 6-space timber cycle store measuring 2.01m long, 1.36m wide, and 1.375m in height and featuring a green roof. The Council's Transport Officer has reviewed the proposal and deemed it acceptable and sufficient to discharge the condition.

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 street scene 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 reminded that Conditions 5 (ASHP acoustic enclosure), 12 (ASHP acoustic report), 15 (PV installation), 17 (Bird boxes) and 19 (Bat survey), if

applicable) of planning permission 2023/0207/P granted on 29/11/2023 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

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

Daniel Pope
Chief Planning Officer