

Application ref: 2024/2352/P
Contact: Edward Hodgson
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Date: 6 August 2024

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MAI Developments Ltd
109 Chapel Hill
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RG31 5DD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 St Albans Villas
London
NW5 1QU**

Proposal: Details of Condition 4 (ironwork and brickwork) pursuant to planning permission 2023/1959/P dated 09/10/2023 (For: Alterations to front boundary treatment and replacement of vehicle and pedestrian gates)
Drawing Nos: WLS / HB449 / SEC / G / 001

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

Informative(s):

1 Reasons for granting consent:

Condition 4 of planning permission 2023/1959/P requires further details of the approved entrance gates, including details of the metal and brickwork.

The submitted plans detail the materials to be used and have been produced by the manufacturer. The gates and surrounding brick piers would be of a sufficient quality. Gaps between the metal work would be retained to allow for views in. Overall, the new gates would be an improvement on the existing situation and are considered acceptable in this location and instance.

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 buildings and streetscene, or on the character of the conservation area.

As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

- 2 You are advised that all conditions relating to planning permission granted on 09/10/2023 under 2023/1959/P 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