

Application ref: 2022/3946/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 27 September 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

Studio MR
92 Prince of Wales Road
London
NW5 3NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
21 Arkwright Road
London
Camden
NW3 6AA

Proposal:

Details of front zinc canopy at basement level, and full details of hard and soft landscaping and means of enclosure of all un-built, open areas as required by conditions 4 and 5 of planning permission 2021/3123/P dated 23/05/2022 for To front, new brick pier and timber gates, enlarged bin and cycle store, new canopy to basement flat entrance; to rear, erection of single storey rear extension at basement level within rear lighthwell, replacement of window with door at lower ground level, new Juliet balcony at ground level, rear boundary wall raised; new window to side elevation at first floor level, all to existing two flats.

Drawing Nos: ARR-P-914 revision _B; ARR-P-913; ARR-P-911; ARR-P-912; ARR-P-905; ARR-P-910; ARR-P-903; ARR-P-904; ARR-P-901; ARR-P-902; ARR-P-900.

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

Informative(s):

- 1 Condition 4 requires details of the zinc canopy at basement level. Detailed information has been provided and it shows a canopy of a modest projection and simple detailing, made of Anthra-Zinc (VMZINC) as per photo sample. The

proposed details are considered to safeguard the appearance of the premises and the character of the immediate area and thus condition 4 is approved.

Condition 5 requires details of the hard and soft landscaping and means of enclosure to all un-built and open areas. To the rear garden a cherry tree (*Prunus Subhirtella Autumnalis Rosea*) is proposed with a maturity of 7 years and height of 2.25m which is accepted. Evergreens are proposed to the rear boundary and framing the terrace at basement level. Details of the timber fences to side and rear and brick wall adjacent to the boundary with no 19 have been provided and considered acceptable. To front garden native hedge is proposed along the boundary with the highway. Additional storage is proposed at lower ground level behind the planter. This would be screened from the streetscene due to its modest height and projection. Overall the details provided would ensure the development achieves a high quality of landscaping and thus condition 5 is approved.

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 comments were received. 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 A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 Tree application ref no 2022/0415/T has confirmed removal of existing tree acceptable, therefore condition 7 of planning application 2021/3123/P does not require details to be approved.

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

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