

Application ref: 2024/5012/P
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Date: 16 January 2025

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Schneider Designers
Basement Unit
14 Eldon Grove
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1st And 2nd Floor
9 Princess Road
London
NW1 8JN

Proposal: Details required by condition 4 (detailed drawings) of planning permission 2023/4265/P dated 04/03/2024 (Various external works including: erection of rear dormer, installation of front and side rooflights, reinstatement of juliet balcony to front elevation and side elevation windows, erection of canopy over main entrance, and installation and boiler flue to rear elevation).

Drawing Nos: 232.(1).1.101; 232.(1).1.102; 232.(1).1.103; 232.(1).1.201; 232.(1).1.202; 232.(1).1.203; 232.(1).1.204.

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

Informative(s):

1 Reasons for granting approval:

Condition 4 of the original application (2023/4265/P) required the submission of detailed drawings relating to the proposed canopy and lighting to the side entrance, as well as the method of fixing the proposed balcony and balustrading to the front façade.

The applicant has provided detailed drawings as required by the condition, including plans, elevations, and sections, as well as pictures of the proposed canopy, balustrading, and lighting. These have been reviewed by the Council's Conservation Officer, who has confirmed that they are satisfied with the level of detail and information provided. The proposed canopy would be a simple black steel and glass feature that takes inspiration from Victorian architecture, however would avoid being over-decorative. The canopy would be subservient in scale and complimentary in materials to the host building, and would be in line with what was approved under the original permission. The additions would be in keeping with the recessive nature of the side elevation, and as such are acceptable. The works to the balcony and balustrading would not involve harm to the shopfront below, which would be protected with flashing. As such, the proposed details would ensure that the proposal would preserve the appearance and character of the conservation area and are in line with the approved works.

As such, the full requirements of condition 4 have been met, and the condition can now be fully discharged.

The Primrose Hill Conservation Area Advisory Committee did originally object to this application to approve details, partly on the basis that the works to the balcony may not meet Building Regulations, and partly due to the design of the canopy. However, they have since withdrawn their objection. It should also be noted that Building Regulations are separate to planning considerations, and as such do not form part of this assessment. If it becomes necessary to enact material changes to the consented scheme, planning permission may be required.

The full impact of the proposed development has already been assessed as part of application 2023/4265/P dated 04/03/2024.

On this basis, the submitted details are sufficient to discharge condition 4 and would ensure that the external appearance of the building is satisfactory and preserves the character and appearance of the conservation area, in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2023/4265/P granted on 04/03/2024 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer