

Application ref: 2024/5008/P
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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
12 Pilgrim's Lane
London
NW3 1SN

Proposal:

Details pursuant to condition 3 (Windows, ventilation grilles, external doors, gates) of planning permission 2022/2398/P granted 22/03/2023 for "Removal of existing two storey part including garage on northern side (next to no. 14) and replacement with a single storey garage extension, extending to rear and including a garage. Erection of lower ground/basement and ground floor extensions, extending to side and rear. Erection of two storey side extension (on southern side). Erection of roof extension to front two storey part and installation of three dormer windows at front and three dormer windows at rear."

Drawing Nos:

2160-PL-: 570 0 (Window elevations and types), 571 0 (Door elevations and types 1), 572 0 (Door elevations and types 2), 573 0 (Door elevations and types 3), 574 0 (Ventilation grill details), 575 0 (Gate details).

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

Informative(s):

- 1 Reasons for approving details:

Condition 3 of planning permission 2022/2398/P requires details of windows,

ventilation grilles, external doors, and gates to be submitted and approved by the Council. To satisfy the requirements of the condition, drawings showing the proposed windows, doors, grilles, and gates have been provided.

The proposed windows and doors would have a similar design and style as the existing windows on the main house and the materials would be appropriate for the building and wider area. The black metal ventilation grill to the plant area and 800mm high timber fences and gates for the front boundary would also be acceptable, and therefore the provided details would preserve the character and appearance of the host building and wider Conservation Area.

The Council's Conservation Officer has reviewed the submitted details and confirmed that the details are acceptable and would preserve the character and appearance of the Conservation Area. The details would therefore comply with the requirements of the condition.

The full impact of the proposed development has already been assessed as part of application 2022/2398/P dated 22/03/2023.

As such, the submitted details would safeguard the appearance of the premises and the character of the immediate area, and would therefore comply with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The details are also in accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 The applicant is reminded that condition 13 (front forecourt details) of planning permission 2022/2398/P granted on 22/03/2023 is still outstanding and needs to be discharged before the relevant part of the work is begun.

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



Daniel Pope
Chief Planning Officer