

Mr Felix Finkernagel
Finkernagel Ross Architects
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2015/3609/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

20 July 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
8 Elsworthy Road London NW3 3DJ

Proposal:
Details of hard and soft landscaping required by condition 8 of planning permission 2012/5897/P dated 09/07/2013 (for the erection of building (incorporating part of retained existing building - roof and internal walls) comprising basement, ground and two upper floors for use as a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse (Class C3) including all external walls)).
Drawing Nos: 8ELS 102 Rev.P1, 8ELS-902 Rev.P1, 8ELS-903 Rev.P1, 8ELS-904 Rev.P2, 8ELS-905 Rev.P3

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

Informatives:

- 1 Reasons for granting permission.

The details of hard and soft landscaping have been previously assessed and considered acceptable in the approval of details application Ref. 2014/5297/P. This application proposes a minor change of shared piers to the front boundary wall.



It is considered that the design and materials of the shared brick piers to No. 6 and No. 10 respect the characters of the host building and Elsworthy Conservation Area. It is not considered that the proposal would cause unacceptable harm to the amenity of neighbouring properties.

The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment