

Mr Patrick Massey  
CZWG Architects  
17 Bowling Green Lane  
London EC1R 0QB

Application Ref: **2016/5493/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

1 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**4 St Augustine's Road**  
**London**  
**NW1 9RN**

Proposal:  
Details of external materials as required by condition 2 of planning permission ref 2013/1210/P (decided on appeal ref APP/X5210/A/13/2204277 dated 22/01/2014) for the erection of five storey building comprising 9 residential units (4x 2 bedroom and 5x 3 bedroom flats)

Drawing Nos: Discharge of Planning Condition 02 Document Ref No: 1913-DPC-1002\_P01 Issue Date: 07.10.2016

The Council has considered your application and decided to grant permission subject to the following condition(s):

Informative(s):

- 1 Reasons for granting approval of details:

The submitted materials and details are considered sufficient to demonstrate that



the proposed will be adequately match the approved plans and would preserve the character and appearance of the area.

The details are sufficient to discharge condition 2 of planning permission APP/X5210/A/13/2204277 dated 22/01/2014.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving and enhancing the character and appearance of the Camden Square 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

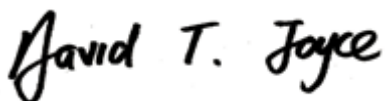
- 2 You are advised that conditions 7 (piling), and 9 (photovoltaic cells) of planning permission ref 2013/1210/P (decided on appeal reference APP/X5210/A/13/2204277) which require details to be submitted to the Council are still outstanding

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



David Joyce  
Executive Director Supporting Communities