

Mr Dimitris Argyros  
Haptic Architects  
77 White Lion Street  
London  
N1 9PF

Application Ref: **2017/5393/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

25 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**1 Ardwick Road**  
**London**  
**NW2 2BX**

Proposal:

Details of new front gate in relation to condition 5 of planning permission 2017/3253/P dated 17/08/2017 for the 'Various external alterations to property (Class C3) including enlarging 2nd floor front windows; installation of no.2 additional dormer window to rear and rooflight to main roof; relocation of bin store; replacement front boundary wall; creation of new gates/access and associated re-landscaping'

Drawing Nos: HA-233-P-20-600, Email confirmation of materials and construction (dated 06/10/2017)

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

Informative(s):

- 1 Reason for granting permission-

The full impact and extent of the proposed development has been previously assessed. The requirements of this condition therefore relate purely to the



submission of details of the proposed front gate to the amended front boundary wall as previously permitted in principle.

Submitted details include plans, elevations as well as materials and construction specification. The proposed gate has picked up upon elements seen on surrounding properties and would present an interesting and characterful appearance within the streetscene. The proposed gate is considered appropriate and to safeguard the appearance of the premises and the character of the immediate area. This condition may therefore be discharged.

As such, the proposed details are in general accordance with the requirements of policy D1 of the Camden Local Plan 2017. The development also remains in accordance with the London Plan (2016) and the NPPF (2012).

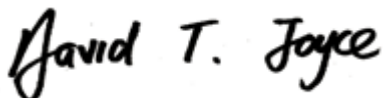
- 2 You are advised that all conditions relating to planning permission 2017/3253/P granted on 17/08/2017 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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  
Director of Regeneration and Planning