

Application ref: 2017/4328/P
Contact: Elaine Quigley
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Date: 16 March 2018

Development Management
Regeneration and Planning
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Owenarchitects
Third Floor
S T L House
46-47 Britton Street
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LONDON
EC1M 5UJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Unit A
44 St Paul's Crescent
London
NW1 9TN

Proposal:
Details of all facing materials (condition 5) and construction method statement (condition 3) required by planning permission 2016/6134/P dated 24/07/2017 as a variation to condition 2 (approved plans) of planning permission 2015/2552/P granted on 02/07/2015 for erection of a two storey side extension with a ground floor integral garage.
Drawing Nos: External materials schedule Rev 01 dated 28/07/2017 produced by Owen Architects; Email from Greg Pallaris (JGA Design Ltd) dated 15/02/2018) confirming garage book materials; Construction Management Plan (including sweep path diagram) dated 03/10/2017.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting permission:

Condition 3 - a construction management statement including a sweep path

diagram has been submitted setting out the measures for ensuring highway safety and management of service vehicles, deliveries and waste disposal throughout the construction period. The Council's Transport Officer has confirmed that, although based on an out-of-date construction management plan pro-forma the details are sufficient to meet the requirements of the condition to safeguard the amenities of the area during the construction process.

Condition 5 - an external materials schedule has been submitted detailing the manufacturer's specifications of the external materials to be used to construct the two storey extension and ground floor integral garage. The submission includes details of the materials comprising aluminium framed double glazed windows, light yellow stock bricks, black engineering bricks, and Canadian slate roof tiles. During the course of the application the details of the sliding garage doors have been amended from timber cladding cedar battens to metal grey sliding doors. The blockwork / brickwork reveal junction to the doors would be lined on the two verticals and head with a matching grey cloaking board. The Council's Conservation Officer has confirmed that the details are of sufficient design quality to safeguard the appearance of the premises and the character of the immediate area.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policy A1, D1, D2 and of the Camden Local Plan 2017.

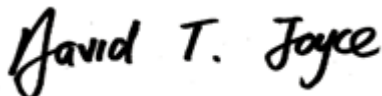
- 2 You are advised that all conditions relating to planning permission/listed building consent granted on 24/07/2017 (ref 2016/6134/P) which need details to be submitted, have been approved.

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