

Application ref: 2018/0165/P  
Contact: Robert Lester  
Tel: 020 7974 2188  
Date: 5 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Box Architects  
2 Angel Square  
London  
EC1V 1NY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**18-20 Elsworthy Road  
London  
NW3 3DJ**

Proposal:

Details of materials part pursuant to planning conditions 2b and 2c of planning permission ref: 2014/5413/P dated 30/03/2015 (Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping).

Drawing Nos: Drawing Nos: Plan refs (03)15E, (03)16F, (03)17C, (03)18E, (03)20C, (03)21B, 03(22)B, 03(23)B & 03(24)B, (03)31C, (03)39B, (03)40B, Wienerberger Titanium Grey Brick Sample and Specification, BEA Anglian Weathered Brick Sample and Specification, BEA Essex Yellow Stock Sample and Specification, BEA Old Forge Sample and Specification, BEA Tabora Grey Sample, Specification and Cover Letter dated 20th March, K-Rend Silicone Thincoat White Render Specification, Cemex-Mortar-Dry-Silo-Specification and Sample, Precast Concrete Coping Specification, Chimney Pot Specification, Roof Finial Detail Specification, SIGA 39 Spanish Slate Sample and Specification, K-Rend Silicone-Roughcast Render Specification.

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

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting permission

The proposed details/samples of materials including the Tambora Grey, Old Forge, Essex Yellow Stock, Anglian Weathered and Titanium Grey brick samples inspected on site; the sandy/grey mortar sample inspected on site; the white painted pre-cast concrete cills, lintels, mullions and coping details; the timber framed sash windows, timber casement windows and metal framed windows; the Spanish roof slate sample inspected on site; the smooth white render specification for the basement lightwell elevations; the clay chimney pots and roof finial details and the roughcast render/Mock-Tudor half timbering would all harmonise with the character and appearance of this terrace and would preserve the character of the conservation area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2 The applicant is advised that the pointing width for the brick mortar work should match the width of the adjacent terrace at 2 - 16 Elsworthy Road.

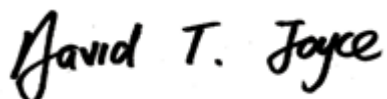
3 You are reminded that conditions 2a (details of all windows, ventilation grills, external doors and gates) and 2d (a sample panel of the timber and render cladding) of planning permission ref: 2014/5413/P dated 30/03/2015 as amended by application 2016/2041/P dated 09/11/2016 are outstanding and require details to be 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