

Application ref: 2017/6553/P
Contact: Nora-Andreea Constantinescu
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Development Management
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Koupparis Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
24 Camden Road
London
NW1 9DP

Proposal:

Details and samples of external facing materials relating to proposed single storey rear extension and detailed drawings of all new windows required by conditions 4 (a) and (b) of planning permission reference 2016/5520/P dated 16/06/2017 (conversion of building from 1x 2bedroom self-contained flat to 2x 1bedroom self-contained flats and 1x 2 bedroom maisonette (Class C3) following partial conversion of lower ground floor from residential to retail ancillary use (Class A1), various alterations to the rear elevation including single storey rear extension at lower ground level and mansard roof extension).

Drawing Nos: 16-175-48 Rev B; 16-175-51 Rev A; 16-175-52 Rev A; 16-175-55; Larch sample 04/01/18.

Informative(s):

- 1 Reason for granting permission:

Condition 4 (a) and (b) of parent planning application 2016/5520/P granted 16/06/2017 requires details and samples of all external materials relating to the proposed single storey rear extension and details of all new windows to be

submitted and approved by the Council.

Detailed drawings have been provided to show a section through the timber (Larch) cladding proposed for the rear extension. A sample panel of the cladding was provided on site which officers assessed and found to be acceptable. It is therefore considered that the lightweight structure and proposed details and materials are appropriate for the approved rear extension, and would not harm the setting and appearance of the listed building. Condition 4 (a) can therefore be discharged.

Details of the external lights and grills to be used for the host rear extension and host building have been provided, and due to their size and detailed design are considered appropriate and they would not harm the setting and appearance of the listed building.

Detailed plans of the external doors and windows for the rear extension have been submitted. All windows and doors would have a simple design and would be timber painted to match the existing windows. As such, the details provided are considered appropriate and they would not harm the special character and setting of the host building, neighbouring terrace and wider area. Condition 4 (b) can therefore be discharged.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details provided are considered sufficient to demonstrate that the proposals would safeguard the special architectural and historic interest of the building in accordance with the requirements of 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.

- 2 You are advised that all outstanding conditions in relation to parent planning application 2016/5520/P granted on 16/06/2017 have now been discharged.

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 T. Joyce

David Joyce
Director of Regeneration and Planning