

Application ref: 2018/0918/P  
Contact: Robert Lester  
Tel: 020 7974 2188  
Date: 19 April 2018

**Development Management**  
Regeneration and Planning  
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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 windows (including jambs, head and cill) and external doors part pursuant to planning condition 2a 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: (03)15E, (03)16F, (03)19C, (03)20C, (03)21B, (03)22C, (03)23B, (03)24B, (03)25D, (03)26D, (03)27D, (03)28D, (03)29C, (03)30B, Timber Sash Window Sample Photos 1-3, xVent AOV Rooflight Specification and plan ref's 402-ASS-001N, 405-ASS-402 & 401-ASS-418A.

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

Informative(s):

1 Reason for granting permission

The proposed details of windows and doors part pursuant to planning condition 2a of planning permission ref: 2014/5413/P dated 30/03/2015, including the window and door type, design, materials and reveal would all harmonise with the character and appearance of the building and 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.

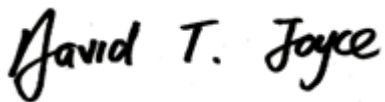
- 2 You are reminded that conditions 2a part (gates and ventilation grilles only) and 2d (a sample panel of the timber and render cladding) of planning permission ref: 2014/5413/P dated 30/03/2015 as amended by application 2016/2041/P dated 09/11/2016 are outstanding and require details to be approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning