

Application ref: 2016/5061/P  
Contact: Charlotte Meynell  
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Date: 21 June 2018

**Development Management**  
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Prime Metro Properties  
73 Baker Street  
London  
W1U 6RD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**51-53 Agar Grove**  
**London**  
**NW1 9UE**

Proposal: Details of railings required by condition 4a and windows and doors required by condition 4b of planning permission 2014/2833/P dated 12/03/2015 for the erection of a basement and 4-storey pair of buildings fronting Agar Grove and a basement and 3-storey building fronting St Paul's Crescent, following demolition of remaining parts of 51 & 53 Agar Grove.

Drawing Nos: Document Ref. 328 CITE/HA CON4 (dated 30/06/2016); Appendix A - Railings Details revised (received 17/05/2018); Appendix B - Windows Details (received 04/10/2016); Appendix C - Door Details (received 15/09/2016).

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

Informative(s):

- 1 Reason for approving details:

The applicant has submitted details of all new railings and windows and external doors, as required by condition 4 (a) and (b) of planning permission ref. 2014/2833/P. The details have been reviewed by a conservation officer and

deemed acceptable. As such, both parts (a) and (b) of condition 4 can be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

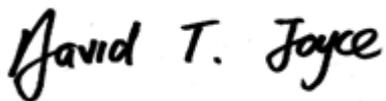
- 2 You are advised that condition 10 (details of bird and insect boxes/bricks) remains outstanding and is currently pending determination.

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