

Application ref: 2018/2275/P
Contact: John Diver
Tel: 020 7974 6368
Date: 5 July 2018

Development Management
Regeneration and Planning
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Bere Architects
54a Newington Green
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N16 9PX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Rear of 3 Camden Square
(6 Camden Mews)
London
NW1 9UY**

Proposal:

Submission of windows, external doors and gate details as required by condition 3b of planning permission 2015/6764/P (dated 02/08/16) as amended under variation of conditions application 2017/3036/P (dated 19/09/17) for the 'Demolition of garage to rear of 3 Camden Sq and the erection of a 3 storey single family dwelling'

Drawing Nos: A-G25-D14 revG - F2, A-G25-D18 revH - F0, A-G25-D20 revD - F0, A-G25-D21 revE - F0, A-G25-D29 revD - F0, A-G25-D36 revA, A-G70-D01 revE, A-G70-D05 revB - F0, A-G70-D06 revB - F0, A-G70-D07 revA - F0.

The Council has considered your application and decided to approve details.
Informative(s):

1 Reason for granting permission-

The full impact of the extent of the proposed development has been previously assessed. The principle of the replacement dwelling, including the external materials palette was already assessed and approved as part of the parent application and as such the principle of these materials is not disputed. The

requirements of these conditions therefore relate purely to the assessment of the detailed design of external windows, gates and front gate.

The applicant has submitted full details of the above in the form of construction section, plan and elevation drawings. The proposed details would remain in accordance with the approved scheme and would represent a high quality in design. The submitted details have been reviewed by the Council's Design Officers, who raised no objection. The detailed design of windows, doors and gate would be visually sympathetic for their setting and would thus not have a harmful impact on the appearance of the host buildings and streetscene. It is considered that the details are appropriate, preserving the character and appearance of the conservation area. It is therefore considered that submitted details are adequate to discharge condition 3b.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of Camden Square Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is 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. The development also remains in accordance with policies D1 and D2 of the London Borough of Camden Local Plan (2017), the London Plan (2016) and the NPPF (2012).

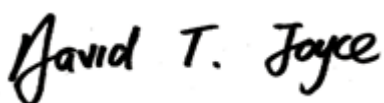
- 2 You are reminded that conditions 8 (compliance with Building Regulations Part M4(2)) and part 2 of condition 9 (evidence of implementation of sustainability measures) of planning permission 2015/6764/P (dated 02/08/16) as amended under variation of conditions application 2017/3036/P (dated 19/09/17) are outstanding and require details to be submitted and 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