

Application ref: 2018/2534/P
Contact: Charlotte Meynell
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Development Management
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MONTAGU EVANS LLP
Montagu Evans LLP
5 Bolton Street
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W1J8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

44-44 A Gloucester Avenue
London
NW1 8JD

Proposal:

Details of windows and doors, railings, balustrades and gates required by condition 3a and 3b (details or samples of external materials) of planning permission 2015/1243/P dated 30/11/2015 (for redevelopment of site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard).

Drawing Nos: 173_PL-COND_03a_01 Rev. P1; 173_PL-COND_03a_02 Rev. P1; 173_PL-COND_03a_03 Rev. P1; 173_PL-COND_03a_04 Rev. P1; 173_PL-COND_03a_05 Rev. P1; 173_PL-COND_03b_01 Rev. P1; 173_PL-COND_03b_02 Rev. P1; 173_PL-COND_03b_03 Rev. P1; 173_PL-COND_03b_04 Rev. P1; 173_PL-COND_03b_05 Rev. P1; 173_PL-COND_03b_06 Rev. P1; 173_PL-COND_03b_07 Rev. P1; 173_PL-COND_03b_10 Rev. P1; 173_PL-COND_03b_11 Rev. P1; 173_PL-COND_03b_12 Rev. P1; 173_PL-COND_03b_13 Rev. P1.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reason for approving details:

Details of the windows and doors, railings, balustrades and gates required by conditions 3a and 3b of planning permission 2015/1243/P dated 30/11/2015

have been submitted.

The Council's Conservation Officer has reviewed the details and further drawings have been provided during the course of the application. The Conservation Officer has confirmed that the submitted drawings are sufficient to show that the appearance of the premises and the character of the immediate area will be safeguarded, and as such the details provided are considered acceptable and conditions 3a and 3b can be discharged.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One objection was received. The site's planning history has been taken into account when coming to this decision.

The proposed development is in 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.

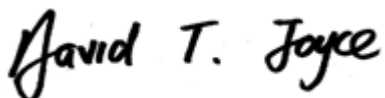
- 2 You are advised that conditions 3c (manufacturer's details of new facing materials - partially discharged), 3d (details and samples of photovoltaic panels), 10 (extract ventilation), 13 (implementation of sustainable drainage system), 16 (refuse and cycle stores), 22 (air quality assessment) and 23 (privacy screens) relating to planning permission 2015/1243/P dated 30/11/2015 remain outstanding.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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