

Application ref: 2018/2990/P
Contact: Charlotte Meynell
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Date: 6 September 2018

Development Management
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Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44-44A Gloucester Avenue
London
NW1 8JD

Proposal:

Details of structural method statement required by condition 9 of planning permission 2016/7089/P dated 22/06/2017 (for partial demolition of the house at No.44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement).

Drawing Nos: Addendum to Block E: Design Philosophy & Sequence of Works (prepared by Elliott Wood Partnership Ltd, dated June 2018); Cover Letter (prepared by Montagu Evans, dated 25 June 2018).

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

Informative(s):

1 Reason for approving details:

A structural method statement as required by condition 9 of planning permission 2016/7089/P dated 22/06/2017 has been submitted.

The Council's Conservation Officer has reviewed the Addendum to Block E: Design Philosophy & Sequence of Works (prepared by Elliott Wood Partnership Ltd, dated June 2018), and has confirmed that the statement

includes an up-to-date condition survey undertaken by a suitably qualified professional, and is acceptable to demonstrate that the front and side facades will be protected throughout the demolition and redevelopment works.

Although retention drawings have not been submitted, this is considered acceptable as the methodology includes the retention of the existing structure and the replacement of elements in stages, and so the facades will remain restrained throughout the construction.

As such, the details provided are considered sufficient to discharge condition 9.

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.

No objections have been 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016, and policies D1 and D2 of the London Borough of Camden Local Plan 2017.

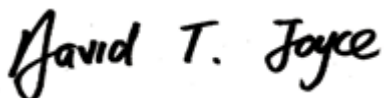
- 2 You are advised that conditions 4 (details or samples of materials), 6 (qualified chartered engineer for basement works) and 8 (qualified chartered engineer for façade retention works) relating to planning permission 2016/7089/P dated 22/06/2017 remain outstanding and are currently under consideration in applications ref. 2018/2986/P, 2018/2991/P and 2018/2989/P.

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