

Application ref: 2018/5493/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 29 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

AOC Architecture Ltd
24-28 Pritchard's Road London E2 9AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Studio
North End Avenue
London
NW3 7HP

Proposal: Details of all facing materials and detailed drawings of windows and doors required by condition 3 of permission 2018/1315/P dated 23/07/2018 (Demolition of existing two-storey dwelling and erection of a replacement two-storey 4 bed dwelling).

Drawing Nos: 207_DD_405, 207_DD_402, 207_DD_403, 207_DD_404, 207_DD_400, 207_DD_401, 207_AD_300 B

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving the details.

The detailed plan, elevation and section drawings of the proposed window and door openings have been reviewed by the Council's Conservation Officer who is satisfied that the details would be sufficiently in line with those approved under the original application and would be sympathetic and appropriate for the site and surrounding conservation area. Similarly, the proposed external facing materials are considered acceptable and would ensure a high quality finish

would be achieved. Therefore, condition 3 of planning permission reference 2018/1315/P dated 23/07/2018 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 surrounding conservation area.

As such, the proposed details are in general accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

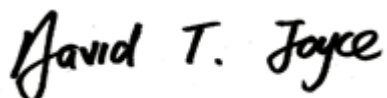
- 2 You are advised that all conditions relating to planning permission 2018/1315/P dated 23/07/2018 which need details to be submitted, have been approved.

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 2018.

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