

Application ref: 2018/5653/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 23 January 2019

Development Management
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Tasou Associates Limited
4 Amwell Street
London
EC1R 1UQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**3 St Augustine's Road
London
NW1 9RL**

Proposal:

Details required by Conditions 4c (verification report) granted under reference 2007/4686/P dated 08/08/2008 (demolition of existing garages and erection of a 5-storey building to provide 9 self-contained flats (4xl bed and 5x2 beds) with 3 parking spaces and amenity/garden areas to front and rear).

Drawing Nos: PHASE IV -VALIDATION REPORT (Report No. 7769), prepared by Herts & Essex Site Investigations dated October 2018

Informative(s):

1 Reasons for granting approval:

The details submitted have been assessed by the Council's Environmental Health Officer and has been verified to be acceptable.

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, on the character of the conservation area or on neighbouring amenity.

The site's planning history, along with one letter of objection regarding affordable housing was taken into account when coming to this decision.

As such, the details are in general accordance with policy A1 of the Camden Local Plan 2017.

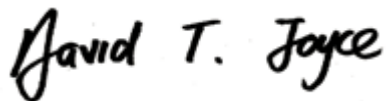
- 2 You are advised that all conditions of planning permission granted under reference 2007/4686/P dated 08/08/2008 that need details to be submitted, have been approved.

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