

Application ref: 2018/2986/P
Contact: Charlotte Meynell
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Date: 7 May 2019

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Montagu Evans
5 Bolton Street
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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 railings, windows and doors, façade and facing materials required by condition 4 (details or samples of materials) 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: 173_PL-COND_04D_01 Rev. P2; 173_PL-COND_04D_02 Rev. P2; 173_PL-COND_04D_03 Rev. P3; 173_E_PL-COND_04_01 Rev. A; 173_E_PL-COND_04_02 Rev. *; 173_E_PL-COND_04_03 Rev. *; 173_E_PL-COND_04_04 Rev. *; 173_E_PL-COND_04_05 Rev. A; 173_E_PL-COND_04_06 Rev. B; 173_E_PL-COND_04_07 Rev. *; 173_E_PL-COND_04_08 Rev. *; 173_E_PL-COND_04_09 Rev. *; 'Stonework sample of a patinated finish of weathered York stone for window surrounds' as submitted to the Council on 17/04/2019.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for approving details:

Details of the railings, windows and doors, façade and facing materials required by condition 4 of planning permission 2016/7089/P dated 22/06/2017 have been submitted.

The Council's Conservation Officer has reviewed the details and further drawings and samples of materials have been provided during the course of the application. The Conservation Officer has confirmed that the submitted drawings, documents and samples 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 condition 4 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 from the Primrose Hill CAAC in response to the originally submitted details of the proposed windows; however, this objection has subsequently been withdrawn following receipt of revised drawings which have overcome their concerns. 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 policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2016/7089/P granted on 22/06/2017 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer