

Application ref: 2019/1036/P  
Contact: Charles Thuaire  
Tel: 020 7974 5867  
Date: 30 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Michael Burroughs Associates  
93 Hampton Road  
Hampton Hill  
TW12 1JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**53 Fitzroy Park  
London  
N6 6JA**

Proposal: Details required by condition 3ab (design and materials) of planning permission ref 2018/2104/P dated 05/02/2019 (for Variation of conditions 2, 3, 8 and 13 of planning permission ref: 2015/0441/P dated 04/07/2016 for Erection of a three storey single dwelling following demolition of existing dwelling).

Drawing Nos: Guardian configurator sheet, Maxlight product specification, Camel Group details of copper doors, Bateig Diamante technical data for natural stone; 100-EL-201, 202, 203, 204, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 230, 240, 241, 242, 243.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting approval-

The submitted details of features show windows, external doors, entrance canopy, parapet, façade and roof junctions as required by the condition. The submitted details of facing materials show limestone cladding to walls, aluminium windows and copper patina doors. All these demonstrate a simplicity

of detail and use of high quality materials which are consistent with the approved modern design idiom of this new house. They are considered acceptable and appropriate to both the house, streetscene and conservation area.

The full impact of the proposed development has already been assessed.

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 reminded that conditions 11 (bird/bat boxes), 12 (PV panels), 17 (replacement tree planting) and 20 (water use evidence) of planning permission ref 2018/2104/P dated 05/02/2019 are outstanding and require details to be submitted and approved.

Details already submitted to discharge conditions 5 (landscape), 7 (tree protection), 13 (SUDs), 14 (method statement) and 15 (lighting) are currently being assessed.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer