

Application ref: 2019/0505/P  
Contact: Laura Hazelton  
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Date: 19 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Suite 10, Corum 2  
Corum Office Park  
Crown Way  
Bristol  
BS30 8fj

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Elizabeth House**  
**4-7 Fulwood Place**  
**London**  
**WC1V 6HG**

Proposal:

Details of windows, balustrades, materials and plant screening as required by condition 3 of planning permission granted on 18/09/2018 under reference 2017/6946/P for the 'Erection of two storey roof extension with plant area to office building, 4 storey rear extension (total 432sqm), opening up of front lightwell to provide access to basement floor, alterations to entrance and rear lightwell.'

Drawing Nos: 17008/400 rev. G; 17008/220 rev. C; 17008/428 rev. D; 17008/425 rev. C; 17008/426 rev. C; 17008/416 rev. C; 17008/417 rev. C.

Informative(s):

1 Reason for granting permission:

Condition 3 requires detailed drawings of all external windows and doors, balustrades and entrance railings and plant screening, and samples of all new materials including bronze cladding and ground floor steps to be provided on site.

Detailed drawings have been submitted of the proposed replacement aluminium double glazed windows. Following revisions to the proposed glazing bars and window proportions, the proposed details are considered acceptable and would preserve the appearance of the building.

The new entrance railings were originally proposed to be glass but were revised to simple black metal railings as glazing was considered inappropriate in this historic setting and out of keeping with the host building and neighbouring properties. The black metal railings would be the same material and colour and would be similar in appearance to neighbouring buildings and are considered acceptable.

To the upper levels, the balustrading to the new balconies would be simple stainless steel railings which are considered appropriate at this high level. The proposed plant screen would be constructed of steel posts with grey timber boarding which would be in keeping with the proposed steel railings elsewhere.

A sample panel of the proposed Tecu Copper cladding to be used for the roof extension has been provided and is considered to be a suitable choice for the host building and surrounding context and would be of sufficient quality. A sample of the proposed ground floor steps is still to be provided for approval, and an informative is included to remind the applicant of this.

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 building and this part of the conservation area or on neighbouring amenity.

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

- 2 You are reminded that condition 3c (sample panel of replacement ground floor steps), and condition 7 (details of plant and machinery) of planning permission granted on (18/09/2018 under reference 2017/6946/P) are outstanding and require details to be submitted and approved.

Details for condition 3 (part c - brickwork) have been submitted and are under consideration.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer