

Application ref: 2019/3489/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 29 August 2019

Development Management
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Studio Mark Ruthven
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
10 Nutley Terrace
London
NW3 5SB

Proposal: Details of photographic survey, windows, gate and rainwater goods required by condition 7 of planning permission ref: 2018/6261/P dated 09/04/2019 for 'Partial demolition of existing building; external alterations including erection of front, side and rear ground floor extensions (following demolition of existing); and erection of two storey rear extension with rear roof terrace at first floor level'.

Drawing Nos: NU2-X-001, NU2-DC-304, NU2-DC-305, NU2-DC-816_Rev.A, NU2-DC-817 & Site photographs received 23/08/2019.

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

Informatives:

1 Reason for granting consent:

Condition 7 of planning permission 2018/6261/P dated 09/04/2019 requires a photographic survey of existing architectural features and details of materials including windows, sliding gate and rainwater goods. The applicant has submitted high resolution photographs of key architectural details alongside annotated drawings, as well as proposed plans of the windows, gate and rainwater goods.

The photographs clearly show the features of the house which contribute to its character and appearance which are to be retained or replicated (as appropriate); the proposed details are also considered to be acceptable

(subject to the amended plan showing structural glazing bars).

The details are considered to be appropriate, and would give a high quality finish to the property. The material finish would safeguard the appearance of the premises and the character of the immediate area, and is therefore in compliance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

One objection was received which has been duly noted within the consultation summary.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 You are reminded that condition 9 (details of green roof) of planning permission ref: 2018/6261/P dated 09/04/2019 is outstanding and requires details to be submitted and 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint circular stamp.

Daniel Pope
Chief Planning Officer