

Application ref: 2019/1570/P
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Date: 11 October 2019

Development Management
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Belsize Architects
48 Parkhill Road
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NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

22 Pilgrim's Lane
London
NW3 1SN

Proposal:

Details of windows and doors required by condition 8(a) and partial details of facing materials as required by condition 8(b) of planning permission dated 31/08/2018 (ref 2017/6990/P) for Erection of part two, part four storey rear extension with garden access stair, loft conversion with rear dormers and front roof lights; in connection with the conversion of two flats into a single dwelling.

Drawing Nos: Facing Materials Tracker (Belsize Architects 14.03.19), Manufacturer's Specifications for: Granite Eclipse, Anthracite Old Belgium, Downtown Porcelain Tiles, Zircon Brick, Rheinzink Standing Seam Roofing, Dwg Nos. 22PL_P674, 22PL_P672, 22PL_P673, 22PL_P658, 22PL_P661, 22PL_P671, 22PL_P657, 22PL_P655, 22PL_P656, 22PL_P652, 22PL_P653, 22PL_P654, 22PL_P623, 22PL_P651, 22PL_P604, 22PL_P621, 22PL_P622, 22PL_P533, 22PL_P601, 22PL_P506, 22PL_P512, 22PL_P505.

Informative(s):

1 Reasons for approving the details.

Condition 8 required the submission of details relating to windows and doors (a) together with facing materials (b) of the approved extensions at 22 Pilgrim's Lane. The applicant has provided detailed drawings including sections of the proposed windows and doors together with manufacturer's specifications and images relating to some of the materials.

The details provided demonstrate that the proposed materials and fenestration detailing would be of a high quality, in keeping with the approved development, and would safeguard the appearance of the host building and the character and appearance of the conservation area and therefore no objection is raised to the approval of 8(a) and partial approval of 8(b). Additional details and specifications have been reserved for later discharge.

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 surrounding conservation area.

As such, the proposed details are in general accordance with Policies D1 and D2 of the Camden Local Plan 2017. The details also accord with the London Plan 2016 and the National Planning Policy Framework 2019.

2 You are reminded that part condition 8(b) of planning permission granted on 31/08/2018 (2017/6990/P) 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



Daniel Pope
Chief Planning Officer