

Application ref: 2019/4388/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 8 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Riccardo Calzavara
69 Patshull Road
London
NW5 2LE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

69 Patshull Road
London
NW5 2LE

Proposal:

Details of windows, doors and front boundary treatment as required by Condition 6 of planning permission dated 05/04/2019 (ref. 2018/2827/P) for Erection of part single, part two storey rear and side extension; replacement side and rear dormers; replacement windows and doors; erection of new boundary treatment to front and rear.

Drawing Nos: E201 Rev A, D201, D202, D203, D204 Rev A, D205, D206, WDS201 Rev A, FB201 Rev A, Statement, Photographs.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving the details.

Condition 6 (a) and (b) required the submission of details relating to windows and doors together with details of the approved front boundary treatment. The applicant has provided detailed drawings including elevations and sections of the proposed windows, doors and roof lights. Detailed drawings together with materials details have been provided for the front boundary wall, railings and gate.

The details provided demonstrate that the proposed materials and fenestration detailing would be of a high quality, in keeping with the original planning permission and the age and character of the host building. The details would safeguard the appearance of this part of the Conservation Area and therefore no objection is raised to the approval of condition 2.

The full impact of the proposed development has already been assessed. The proposed details would preserve and enhance 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 You are advised that all conditions relating to planning permission granted on 5 April 2019 ref. 2018/2827/P, 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer