

Application ref: 2019/5859/P
Contact: Emily Whittredge
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Date: 14 February 2020

Development Management
Regeneration and Planning
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Belsize Architects
48 Parkhill Road
London
NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 4
25 Ferncroft Avenue
London
NW3 7PG

Proposal:

Details of windows as required by condition 4(a) of planning permission dated 19/07/2019 ref. 2019/0847/P for Erection of rear extension at 2nd floor level, replacement glazed bay to roof terrace and installation of roof lights to rear.

Drawing Nos: 25FF4/P401, 25FF4/SP101, 25FF4/201-B, 25FF4/S401, 25FF4/P101-B.

Informative(s):

- 1 Reasons for approving the details.

The submitted details of the new sash windows are considered to appropriately replicate the original windows of the host building in terms of their design, frame size, window horns, reveal and glazing bars. The Council is satisfied that the replacement windows will be of high quality and will preserve the character and appearance of the host building and this part of the Belsize Park Conservation Area.

The full impact of the proposed development has already been assessed and the proposed details will not have an adverse impact on any aspect of the

development. The details therefore satisfy the requirements of condition 4(a) .

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

- 2 You are advised that all conditions relating to planning permission/listed building consent granted on 19/07/2019 ref. 2019/0847/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', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer