

Application ref: 2019/4105/P
Contact: Obote Hope
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Date: 4 March 2020

Development Management
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Studio Ulanowski
33 Fitzroy Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
14 Eton Road
London
NW3 4SS

Proposal:

Details of condition 4 for all facing materials including windows, external doors and gates pursuant to planning permission 2017/5616/P dated 06/03/2018 for: replacement of the detached studio building to the rear of the garden by a new outbuilding with a sloping green roof and excavated ground level; erection of a rear extension with enlarged roof terrace above and screen planters; erection of a single storey side infill extension to the flank elevation; erection of 2 refuse and cycle stores to the front garden and associated lowering of rear garden level with new hard and soft landscaping works; as variation to condition 2 (approved plans) of planning permission 2018/2026/P dated 20.07.2018 for the reduction of the scale and mass of the outbuilding and the side extension including the fenestration treatment and hard and soft landscaping arrangement.

Drawing Nos: 190402: B; 190321: C1 Brick Setting out 1; 190321: C1 Brick Setting Out 2; 11291-1; 11291-2; 11291-3; 11291-4 and 11291-5.

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

Informative(s):

- 1 Condition 4 of permission 2018/2026/P requires detailed drawings, or samples of materials as appropriate, in respect of the new facing materials including

brickwork, doors and windows. The brick work of the proposed rear and side extension would be reclaimed london stock bricks to match the brickwork of the main house that would be appropriate in terms of materials and finish. The proposed external doors would be metal frame single leaf door and the windows would be top hung metal frame painted black. Overall, the details are considered appropriate and provides a satisfactory contextual response to the building, street scene and surrounding conservation area.

The proposed outbuilding would be constructed with feather edge treated black vertical timber cladding with top hung metal windows and metal double leaf doors. The submitted details have been reviewed by the Council's Conservation Officer who has confirmed that the materials are acceptable and sufficient to discharge condition 4. The proposed materials would ensure the development would be of a high standard of design and would preserve the character of the conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

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 buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

- 2 You are reminded that conditions 7 (1.8m high screen) Condition 10 (suitable qualified engineer) of planning permission granted on 2018/2026/P dated 20.07.2018 are outstanding and require 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 light blue rectangular background.

Daniel Pope
Chief Planning Officer