

Application ref: 2020/1053/P  
Contact: Kristina Smith  
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Date: 30 March 2020

**Development Management**  
Regeneration and Planning  
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Alexander Martin Architects Limited  
22-24 Kingsford Street  
London  
NW5 4JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**91 Regent's Park Road  
London  
NW1 8UT**

Proposal: Details for condition 8 (brick sample) granted under ref. 2018/3036/P dated 11/09/2019 for 'External alterations including, erection of single storey rear extension above existing retail unit (Class A1) fronting Erskine Road and dormer extension in association with reconfiguration of existing residential units (1x2-bed; 1x4-bed) (C3) to create 3 units (1x1-bed; 1x2-bed; 1x3-bed)'.

Drawing Nos: Photographs included in email from agent dated 26/03/2020; Email from agent dated 27/03/2020 confirming pointing style; Cover letter dated 28/02/2020

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

Informatives:

#### **1 Reasons for approving details-**

Condition 8 stipulated that a sample panel of brickwork should be provided on site. Due to extenuating circumstances (Covid-19 pandemic) preventing site visits from being possible, the applicant has submitted photographs of the sample panel in situ. The photos are considered to be sufficient for assessment purposes in lieu of site visit.

The photographs have been reviewed by a Conservation officer who confirms the colour and texture of the brick and mortar to sufficiently match the existing. The applicant has confirmed in writing that the pointing will be flush and brushed to match the existing brickwork.

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.

As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2018/3036/P (dated 11/09/2019) 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 light grey rectangular background.

Daniel Pope  
Chief Planning Officer