

Application ref: 2018/5618/P
Contact: Nora-Andreea Constantinescu
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Date: 19 May 2020

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Alma-nac ltd
Unit 11 Waterloo Court
10 Theed Street
LONDON
SE1 8ST

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
35 Pilgrim's Lane
London
NW3 1SS

Proposal:

Details of first floor terrace screen, windows and doors openings, brick pattern and timber cladding on side elevation as required by condition 4 a), c), d), e) of planning permission 2018/1078/P dated 24/07/2018 for External alterations to existing dwelling (C3) including demolition of side extension and erection of three storey side extension with associated first floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall.

Drawing Nos: Condition 4a sample letter dated 14/05/2020; Condition 4e sample letter dated 14/05/2020; SK-015; 425 Rev 01; 424 Rev 01; 423 Rev 01; 422 Rev 01; 421 Rev 01; 402 Rev 01; 406 Rev 01; 407 Rev 01; Terrace Views Mock-up 01, 02, 03.

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

Informative(s):

1 Reasons for approving details:

4(a) The terrace will be screened by thin steel grey fins. The fins are

positioned to ensure no harmful overlooking would be caused to the neighbouring gardens and would also act as a balustrade. The height of the screen decreases in height along the terrace which would add character to the terrace and ensure adequate screening.

A sample of the steel fin has been provided which is acceptable.

Overall the details provided are considered sufficient to discharge condition 4(a).

4(c) Detailed drawings of all new windows and door openings have been submitted. The proposed new windows and doors in the part of the new extension would be made of metal and would be light grey colour. The colour would relate to the existing white timber sash windows which is acceptable. A new white timber pivot patio door is proposed at lower ground floor level, to open into the rear garden from the main house, which is considered acceptable.

The contrast between the main building and extension in terms of materials is considered appropriate and acceptable in this instance.

A larch timber door is proposed within the timber section of the street elevation which would fit it within this section of the overall extension.

The details provided are considered sufficient to discharge condition 4(c).

4(d) The proposed details of the hit-and-miss brick pattern show a continuous Flemish bond with a pattern picked out in headers. This is considered acceptable and sufficient to satisfy the details of condition 4(d).

4e) A sample of larch timber cladding has been submitted. The sample shows the larch in its initial light brown state and is expected to weather to a silver grey colour. The larch would fit in with the overall extension and streetscene and therefore considered acceptable.

The information submitted is considered sufficient to discharge condition 4(e).

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 on the character of the conservation area.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details for condition 4(b) relating to planning permission ref 2018/1078/P dated 24/07/2018 have been submitted and are currently being assessed.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer