

Application ref: 2019/6223/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 12 June 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Montagu Evans  
5 Bolton Street  
London  
W1J 8BA  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Block E (The House)**  
**44-44A Gloucester Avenue**  
**London**  
**NW1 8JD**

Proposal: Details of materials/detailed drawings required by condition 4 of planning permission 2016/7089/P dated 22/06/2017 (2019/6222/P dated 11/06/2020) - for partial demolition of the house at No.44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement.

Drawing Nos: 173\_E\_PL-COND\_04\_: 01 A; 02; 03; 04; 05A; 06 B; 07; 08; 09;  
173\_PL-COND\_04D\_: 01 P3; 02 P3; 03 P4; 173\_PL1\_SC\_01 P; Beechhall Joinery -  
Block E windows T/F/2ND; Cover letter prepared by Montagu Evans dated 6  
December 2019; NON MATERIAL AMENDMENT PLANNING APPLICATION &  
CONDITION 4 DISCHARGE prepared by 21ST Architecture dated November 2019

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission

Planning permission was previously granted 7 May 2019 for the discharge of condition 4 (2018/2986/P). Following the submission of a non-material amendment application (2019/6222/P), the current application provides revised details to re-discharge condition 4. The amendments to the details previously approved include:

- " Replacement of paving within lightwells with new Yorkstone pavers.
- " Replacement external staircase in lightwell to include Yorkstone treads.
- " Change of material for window cills and surrounds from Yorkstone to Portland stone.

The submitted details have been reviewed by Conservation. The applicant has confirmed that the replacement windows would be traditional box sash casements. These are considered appropriate for the host property and conservation area. The external door under the stairs would be timber. The powder coated louvers to the store would be consistent with the materials used within the wider development approved under 2015/1243/P. The chimney was designed to match the chimneys in the immediate vicinity of the site. The details demonstrate that the architectural and historic interest of the building and the character of the immediate area would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies; and policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 22/06/2017 ref: 2016/7089/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 positioned in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer