

Application ref: 2020/1865/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 19 June 2020

Development Management
Regeneration and Planning
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TJR Planning
Suite 3 The Mansion
Wall Hall Drive
Aldenham
WD25 8BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73-75 Avenue Road
London
NW8 6JD

Proposal:

Details of windows, doors, railings and balustrade and samples required by condition 4 of planning permission 2019/1366/P dated 06/04/2020 (for Variation of condition 1 (approved plans) of planning permission 2011/2388/P dated 28/03/2012 for erection of a single family dwelling house, erection of a new boundary wall, hard and soft landscaping and associated works (following demolition of existing building))

Drawing Nos: C1-326 P1; C1-311 P1; C1-651 P1; C1-650 P1; C1-360 P1; D1-111 P1; D1-110 P1; D1-112 P1; D1-113 P1; D2-111 P1; D1-114 P1; D2-114 P1; D2-113 P1; EXT-01; D2-115 P1; EXT-03; EXT-02; EXT-05; EXT-04; EXT-06; EXT-07a

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

Informative(s):

1 Reason for granting permission

Details include drawings of windows and doors and photographs of samples of the stone, brickwork, roof slate and crittal doors. The submission also includes detailed drawings of the bottle stone balustrade and metal railing. The details have been reviewed by a Design officer. The submitted details demonstrate a

satisfactory standard of development that would safeguard the character and appearance of the area.

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.

As such, the proposed development is in general accordance with policy D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (cycle store), 9 (green roof) and 12 (car lift) of planning permission granted on 6/4/20 ref: 2019/1366/P 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer