

Application ref: 2020/4571/P  
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Date: 10 December 2020

**Development Management**  
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**HURFORD SALVI CARR PROPERTY MANAGEMENT**  
3 Castle Gate  
Castle Street  
Hertford  
SG14 1HD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Avenue and Park Lodge**  
**Avenue Road**  
**London**  
**NW8 6JA**

Proposal: Details of windows as required by condition 5 of planning permission 2016/6228/P dated 28/06/2017 (for conversion of existing boiler and storage room to create 1x2 bed flat and the insertion of new windows to the properties north and east elevations at lower ground floor level).

Drawing Nos: NH/P/0001; NH/P/0002; NH/P/0001; NH/P/0003; Cover Letter (prepared by Nick Harrison Surveying Services Ltd, dated 05/10/2020); Email received from Nick Harrison on 16/11/2020; Photographic schedule (prepared by McCoy Pearce Partnership, dated 16/11/2020).

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for approving details

Details of the windows, external door and ventilation grilles required by condition 5 of planning permission 2016/6228/P dated 28/06/2017 have been

submitted.

The proposed windows would have a 3 over 6 pane pattern rather than the 6 over 6 pane pattern that was shown in the approved drawings, and which is characteristic of the floors above. Whilst this is not an ideal situation, the submitted details demonstrate that the 3 over 6 pane pattern would match the existing lower ground floor side windows, and that there is insufficient head height to insert windows with a 6 over 6 pane pattern into the rear elevation at lower ground floor level. The 3 over 6 pane pattern is therefore accepted. The proposed windows would be white painted timber sash double glazed windows with integral glazing bars, which would be of a similar appearance to the existing windows at upper levels.

The applicant has confirmed that the existing external door would be retained and gloss finished in brown to match the existing adjacent lower ground floor entrance doors. The proposed ventilation grilles would be terracotta bricks for sub-floor ventilation, and brown plastic grilles for high level mechanical ventilation. These would match the existing adjacent grilles, and are considered acceptable. Although condition 5 references external gates, the applicant has confirmed that no gates are to be proposed.

The Council's Conservation Officer has reviewed the details and has confirmed that the submitted drawings are sufficient to show that the appearance of the premises and the character of the immediate area will be safeguarded, and as such the details provided are considered acceptable and condition 5 can be discharged.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2016/6228/P granted on 28/07/2017 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 corner of the page.

Daniel Pope  
Chief Planning Officer