

Application ref: 2020/1734/P
Contact: Ben Farrant
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Date: 15 January 2021

Development Management
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Henning Stummel Architects
Gate House, 1 Smugglers Yard
Devonport Road
London
W12 8HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land rear of 87 Fitzjohn's Avenue
London
NW3 6NY**

Proposal:

Details of facing materials pursuant to condition 5(b) of planning application ref: 2017/4180/P dated 30/04/2018 (as amended by 2018/6019/P dated 20/05/2019) for 'Erection of a single storey 1 bedroom dwellinghouse'.

Drawing Nos: Brick sample photos 1 of 3, 2 of 3, and 3 of 3 submitted 13/01/2021; & Sample Document by Henning Stummel Architects dated November 2020.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Condition 5(b) of planning permission ref: 2017/4180/P dated 30/04/2018 (as amended by 2018/6019/P dated 20/05/2019) requires details of facing materials including samples where relevant. The agent has submitted details including photographs of the brickwork used in rebuilding the boundary wall fronting onto the street, and details of the exposed concrete used elsewhere in the construction.

The details originally proposed showed brick slips on the front boundary wall which were considered to be unacceptable. Amendments were submitted on 24/11/2020 to show brickwork matching the remainder of the wall to be retained, and photographs of the brickwork submitted on 13/01/2021 demonstrate an acceptable material finish.

The details are considered to be appropriate, and would give a high quality finish to the development. The material finish would safeguard the character and appearance of the immediate area, and is therefore in compliance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Considerable importance and weight has been attached to the harm and 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.

- 2 You are reminded that condition 7 (sustainable design principles) of planning permission ref: 2017/4180/P dated 30/04/2018 (as amended by 2018/6019/P dated 20/05/2019) is outstanding and requires 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer