

Application ref: 2021/3481/P
Contact: Nathaniel Young
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Date: 17 December 2021

Development Management
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Square Feet Architects
95 Bell Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

R/O 29-33 Arkwright Road
London
NW3 6BJ

Proposal: Details of Conditions 4 (brickwork sample) and 13 (PV cells) of permission ref: 2019/1697/P dated 24.06.20 for the 'Construction of 2no. detached two storey dwellinghouses (Use Class C3), replacement boundary wall to lane and associated site re-landscaping'.

Drawing Nos: 1514_L_101; Technical Submittal prepared by The Little Green Energy Company Ltd; Solis 4G Mini Single Phase Inverter.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval

Brickwork sample panel

The approved drawings indicate that the proposed brickwork should match the existing stock brick wall. It is considered that the proposed sample panel would be a good match in terms of the brick, mortar and pointing profile and is therefore considered acceptable. The brickwork sample panel demonstrates that the appearance of the premises and the character of the conservation area would be safeguarded.

PV cells

The sustainability officer has reviewed the technical submission and the solar PV details generally conform to the approved plans. The proposed cells would have an output of 7.6 kWp as compared to 7.7 kWp (approved). This small

difference is considered acceptable. The submission includes specifications and photographs of an installed meter to monitor energy output as required by the condition. The details demonstrate that the development would provide adequate on-site renewable energy facilities.

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 with policies G1, D1, D2, CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are advised that details have been submitted for conditions 3b and 22 of planning permission 2019/1697/P granted on 24/06/2020 and these details 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 2021.

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