

Application ref: 2022/1824/P  
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Date: 14 July 2022

**Development Management**  
Regeneration and Planning  
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AZ Urban Studio  
2 John Street  
London  
WC1N 2ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**21 Maresfield Gardens  
London  
NW3 5SD**

Proposal:

Details of reconstituted stone facing material to the rear extension as required by condition 10 c) of planning permission 2020/2938/P dated 16/03/2021, as varied by planning permission 2021/4544/P dated 01/04/2022, for 'Conversion of dwelling to four self-contained flats, erection of two-storey rear extension, enlargement of rear dormer, various alterations, cycle storage and outbuilding in the rear garden'.

Drawing Nos: Cover Letter dated 27/04/2022; Product specifications - Bespoke Concrete Products - BCP WH02A - C40/50; Photo Sample Reconstituted Stone Material BCP WH02A.

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

Informative(s):

#### **1 Reasons for approving details:**

Condition 10 c) of planning permission 2020/2938/P dated 16/03/2021 requires details of the reconstituted stone facing material to the rear extension.

The details provided include product specifications and photos of samples of

white limestone aggregate with light acid etch finish. The proposed reconstituted stone would contrast well with the host building and would be of high quality and sympathetic to the host building.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 4 (landscaping), 10b (timber glazed panels to rear extension) and 10e (bin enclosure and gates) of planning permission 2020/2938/P dated 16/03/2021, as varied by planning permission 2021/4544/P dated 01/04/2022, are still outstanding and requires details to be provided.

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