

Application ref: 2022/4416/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 29 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

AZ Urban Studio
2 John Street
London
WC1N 2ES
United Kingdom

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 timber glazed panels as required by condition 10 b) of planning permission 2020/2938/P dated 16/03/2021 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'; namely to increase height of rear extension by 160mm, Juliet balcony at 1st floor level, alterations to rear dormer to create a balcony'.

Drawing Nos: Gowercroft joinery - job no: S11716 date 21/09/2022: Timber Glazed Panel Detail - WG07 Rev. D, Timber Glazed Panel Detail - WG08 Rev. D, Timber Glazed Panel Detail - WG09 Rev. D, Timber Glazed Panel Detail - WG10 Rev. D, Timber Glazed Panel Detail - WG108 Rev. D, Timber Glazed Panel Detail - WG109 Rev. D, WG110 - Timber Glazed Panel Detail Rev. D, Email received from AZ Urban Studio dated 25/11/2022.

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

Informative(s):

- 1 Reasons for granting approval of details:

Condition 10 b) of planning permission 2020/2938/P dated 16/03/2021 requires typical details of new timber glazed panels to rear extension.

The proposed windows would be made of Accoya timber with an oak stain finish, and be double glazed.

Window 108, on the south elevation facing the adjacent building at no 19, is shown as obscure glazed in accordance with the parent permission. The window is proposed to be openable with a maximum width of 100mm for ventilation purposes when required, and will remain fixed shut for the rest of the time.

Similarly, window 109 located at the first floor and facing the rear garden is proposed to be openable with a maximum width of 100mm for ventilation purposes when required, and will remain fixed shut for the rest of the time.

The details provided are considered sufficient to discharge condition 10b).

One objection was received in relation to the openable nature of windows 108 and 109. As noted above, the openable nature is considered acceptable only for ventilation purposes.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the character and appearance of the host building and 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 and 10 e) of planning permission 2020/2938/P dated 16/03/2021 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



Daniel Pope
Chief Planning Officer