

Neil Dusheiko
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116 Nevill Road
London
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Application Ref: **2014/4035/P**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

9 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
13A Primrose Gardens
London
NW3 4UJ

Proposal:
Approval of details (planning permission ref. 2014/0743/P granted 24/03/2014 for outbuilding at rear) Condition 3: Sample of materials.

Drawing Nos: Materials samples: burnt cedar timber cladding.

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

Informative(s):

- 1 The proposed materials samples (burnt cedar timber cladding, natural and gloss finish) are considered to work well with the design of the approved outbuilding, and their colour, texture, finished appearance and longevity considered to preserve and enhance the character and appearance of this part of the Belsize Park conservation area.

The site's planning history and relevant appeal decisions were taken into account



when coming to this decision.

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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

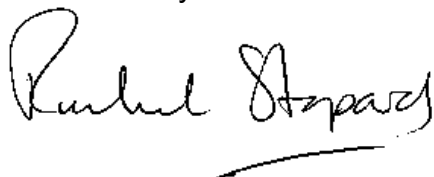
- 2 You are advised that no further conditions relating to planning permission ref. 2014/0743/P granted on 24/03/2014 require details to be submitted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment