

Mr. Nicholas Simpson
Nicholas Lee Architects
34A Rossllyn Hill
London
NW3 1NH

Application Ref: **2014/4654/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

21 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Briardale Gardens
London
NW3 7PP

Proposal:
Replacement (in part) of front boundary wall and enlargement of existing crossover
Drawing Nos: 1218/EE-DK1, 1218/EP-DK1, 1218/AP-DK1B, 1218/AE-DK1A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the



immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1218/EE-DK1, 1218/EP-DK1, 1218/AP-DK1B, 1218/AE-DK1A

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 You are advised that the part of the wall which has been removed which does not form part of this planning application needs to be restored within 3 months of this decision notice being issued or enforcement action is likely to be taken.

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



Ed Watson
Director of Culture & Environment