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Application Ref: **2014/5765/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

23 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
47 Allcroft Road
London
NW5 4NB

Proposal:
Details of doors and windows, and facing brickwork, required by Condition 4 (a & b) of planning permission 2014/1317/P dated 16/05/2014 (for the erection of a 4 storey building providing 18x flats)

Drawing Nos: 7261_PL_01; 02; 03; Window sample; Brickwork sample

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

Informative(s):

1 Reason for granting:

The detailed design and materials of the proposed brickwork and windows are considered to be of an acceptable quality. The brickwork would match that found elsewhere in the locality. The windows, in terms of size and proportions, are appropriate for a building of this size and location. The proposal is considered to enhance the character and context of the street scene and would not harm the



character or appearance of the adjacent Conservation Area.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 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 reminded that conditions 6 (green roof details) and 7 (photovoltaic details) of planning permission granted on 16/05/2014 (reference 2014/1317/P) are outstanding and require details to be submitted and approved.

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