

Mr Ramona Jerinic
The Coach House
18 Rosecroft Avenue
London
NW3 7QB

Application Ref: **2014/7663/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

2 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
18 Rosecroft Avenue
London
NW3 7QB

Proposal:
Details of materials pursuant to condition 5 of 2013/7404/P granted on 07/01/2014, for the erection of a building comprising 1-bed flat following demolition of chalet in rear garden.

Drawing Nos: Sample panel of brickwork, panel of timber cladding and section at 1:10 of typical window and door [14.172.TKS.B.02_01].

Informative(s):

- 1 Reasons for approving details:

The proposed details of the windows and external door are considered to be high quality and appropriate in the context of the site. The proposed red brick is considered to be appropriate in the context of the surrounding existing brickwork and the sample panel showing the face-bond and pointing is considered of high quality and satisfactory in the context of this site and new building. The timber cladding sample is cedar of satisfactory quality and is considered appropriate in the context of the surroundings and the new building. This will contribute to the visual



amenity and character of the area and is therefore sufficient to discharge condition 18 (parts a, b and c) of planning permission 2013/7404/P.

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 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 advised that all conditions relating to planning permission ref. 2013/7404/P granted on 7th January 2014 which need details to be submitted, have been 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