

Miss Rhona Waugh
Found Associates
14-16 Great Pulteney Street
London
W1F 9ND

Application Ref: **2015/0120/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

4 March 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**60 Frognal
London
NW3 6XG**

Proposal:

Details of materials as required by condition 3 of planning permission (2013/1470/P) - granted on Appeal (APP/X5210/A/13/2201285), dated 13/12/2013 for basement extension, erection of rear extension, new dormers, and various alterations.

Drawing Nos: 1028_PL_001, Sample Board Details Dated January 2015.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 The detailed design of the facing materials of the proposed brickwork, doors and windows are considered to be of high quality. The proposed solid timber sash windows are characteristic of the conservation area. The proposed brickwork is simple and matches that elsewhere in the locality. The proposal is considered to preserve and enhance the character and appearance of the host building and Hampstead 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 advised that all conditions relating to planning permission consent granted on Appeal (APP/X5210/A/13/2201285) 13th December 2013 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