

Mr. Patrick Wilson  
Claridge Architects  
6 Lonsdale Road  
London  
NW6 6RD

Application Ref: **2014/5691/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

13 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Land at Oak Hill House**  
**Oak Hill Park**  
**London**  
**NW3 7LP**

Proposal:  
Discharge of condition 4 (samples of material with drawings of new railings and balustrade; plan, elevation & sections of windows; new facing materials) and condition 5 (details of green roof) granted under permission reference 2013/3812/P dated 08/10/13.

Drawing Nos: 5045-1, 10616-D01, 10616-D02, 10616-D03, 10616-D04, 10616-L01, 10616-L02, 10616-L03, External wall condition, KD.06 Rev A and 14/06.

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

### **Informative(s):**

- 1 The materials proposed are considered to be high quality and appropriate for the neighbouring building and conservation area. With regard to the railings, the metal railings were viewed onsite and considered to be subtle addition to the roof of the



buildings, the plans provided demonstrate the detailing of the railings with planter. The detailed plan, elevation and section drawings are acceptable and demonstrate the high quality appearance of the window and door detailing which was apparent when visiting the site. The materials were viewed onsite, the Kebony timber used to the elevations of the building is a high quality material which ensures the development integrates well with its surroundings. The use of aluminium framed fenestration aids in the contemporary design of the development. The proposal is considered to preserve and enhance the character and appearance of the neighbouring Oak Hill House and Hampstead Conservation Area.

One objection has been received and duly taken into account prior to making this decision. The sites 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 and enhancing the character and 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 granted on 2013/3812/P dated 08/10/2013 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