

TM Developments Ltd
28-30 Cricklewood Broadway
London
NW2 3HDApplication Ref: **2015/2358/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

26 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters GrantedAddress:
29 Cotleigh Road
London
NW6 2NL

Proposal: Details of screening required by condition 4 (Details of 1.7m high screen) of planning permission 2014/4409/P dated 02/09/2014 (Erection of single storey rear and side infill extension, rear dormer with roof terrace and front velux window).

Drawing Nos: TM Developments Ltd Covering Letter dated 23/04/2015, Site Location Plan, Bamboo Reeding Photograph, 29CTL- 101 Revision D, 29CTL- 103 Revision C and 29CTL- 105 Revision C.

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

Informatives:

- 1 Reasons for granting permission.

The submitted details of the 1.7m high screen to surround the roof terrace are considered acceptable and satisfy the requirements of Condition 4 of planning permission 2014/4409/P. The bamboo reeding material proposed would relate sympathetically to the surrounding area providing an opaque screen of the correct



height as required by the condition to safeguard the residential of neighbouring residential occupiers.

The proposed details would therefore be in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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 (March 2015), consolidated with alterations since 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 2014/4409/P granted on 02/09/2014 for the erection of single storey rear and side infill extension, rear dormer with roof terrace and front velux window, 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