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Application Ref: **2015/1463/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

29 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**4 Templewood Avenue**  
**London**  
**NW3 7XA**

Proposal:  
Details of boundary treatment required by condition 6b of planning permission 2012/4258/P dated 05/10/2012 for variation to planning permission 2011/1710/P dated 20/10/2011 for enlargement of basement; erection of a ground floor rear extension; new terraces, roof, chimneys, dormer windows, entrance gates and landscaping to dwelling house (Class C3) following works of demolition.  
Drawing Nos: 251\_F\_9399 Rev B

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for granting permission:

The details submitted for condition 6b include a detailed plan of the new front entrance gates which would be located to the elevations facing both Templewood Avenue and Templewood Gardens. The entrance gates would be painted black metal and open inwards within the forecourt of the property. The gates would



measure 1.8m in height which is in accordance with the height noted on the approved plans. As such the details submitted are considered sufficient to discharge condition 6b of planning permission 2012/4258/P dated 05/10/2012 for variation to planning permission 2011/1710/P dated 20/10/2011.

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.

One comment was received with regard to the application. The sites planning history has been taken into account when coming to this decision.

The proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2012/4258/P dated 05/10/2012 for variation to planning permission 2011/1710/P dated 20/10/2011 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