

Miss Jenny Fleming
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Application Ref: **2015/1510/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

22 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
74 Queen's Crescent
London
NW5 4EB

Proposal:

Details of windows, doors, shopfront and railings in relation to condition 6 and facing materials in relation to condition 8 of planning permission granted on 16/07/2013 ref; 2013/0863/P (revised on 11/06/2014 ref; 2013/8119/P) for redevelopment of site to provide 3 storey plus basement building comprising ground floor retail units and 5x flats.

Drawing Nos: 131 Rev T1; 312 Rev P1; 314 Rev P1; 906; 907; 908; 909; 934; 935; 936; 937; Sample Panel.

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

Informative(s):

- 1 Reasons for granting permission.

Condition 6 (materials)

A sample panel has been provided on site and has been assessed by a Design Officer who is satisfied the proposed London stock brickwork is appropriate for the proposed building, as this is the traditional building material used in the area. The



colour and materials for the shopfront are appropriate and would enhance the appearance of the building.

Condition 8 (doors, windows and railings)

The detailed design of the proposed doors, windows and railings are considered to be of an appropriate quality and design for the proposed building and surrounding area. The window proportions, glazing bars, surrounds and reveals are similar to the original building and those of neighbouring buildings. The design of the doors and railings are simple and match those elsewhere in the locality. As such the proposal is considered to preserve and enhance the character and appearance of the host building and surrounding area.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

- 2 You are reminded that condition 5 (details of photovoltaics) of planning permission granted on 16/07/2013 reference 2013/0863/P (amended on 05/06/2014 reference 2013/8119/P) is outstanding and requires details to be submitted and 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