

Mr Shital Thakkar
James Taylor House
St Albans Road
East Hatfield
Hertfordshire
AL10 0HE

Application Ref: **2015/0342/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

30 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
9 Downshire Hill
London
NW3 1NR

Proposal:
Discharge of condition 4 (approval of the ironwork) of planning application ref. 2008/5894/P granted on appeal on 23/07/2013 under ref. APP/X5210/E/10/2129688.
Drawing Nos: Revised elevation ironwork, img5547, img5546

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 This is an approval of details application relating to the two iron balconies on the façade of a formerly listed house that burned down and is now unlisted and rebuilt in replica. For safety reasons, the originals were not able to be reused, so the applicant has built appropriately styled replica balconies.



After installation, an enforcement complaint was received that the glazed roof of the upper balcony was inappropriately designed, and it has been removed and replaced with a more delicate design, which now accurately reflects the approved drawings.

The condition is therefore discharged.

A site notice was displayed. The site's 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 or enhancing the character or appearance of the conservation area, under d 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 development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and 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 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