

Mr. David Lipsey
Transformation Architect
17 Bonny Street
London
NW1 9PE

Application Ref: **2015/5090/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

23 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
12-13 Stucley Place
London
NW1 8NS

Proposal:
Details of curtain wall (condition 4) and cycle storage (condition 5) of planning permission (2015/2577/P) dated 19/08/2015 (for the erection of a 2nd floor extension at roof level to form 1 x 2 bed flat).
Drawing Nos: 1913/109A, 1913/200, 1913/201, 1913/202, 1913/203

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

Informative(s):

- 1 Reasons for granting approval.

The submitted details of curtain walling and cycle storage are acceptable. The proposed cycle storage would meet the Council's cycle storage standards. The first cycle store, accessed from the common staircase between the ground and first floors, and the second store located between the first and second floors, are considered to be easily accessible, safe and secure in their design.



The choice of the aluminium frame windows are considered to be in keeping with original architecture of the building as well as the neighbouring properties. The choice of window materials would help to improve the front façade. The curtain walling is considered appropriate due to it being of lightweight material and it would allow natural light to enter the building which is considered important in order to achieve a good standard of accommodation for future occupiers.

The full impact of the proposed development has already been assessed. The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building or street scene, or the amenity of adjoining occupiers.

No objections were 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 details are in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 23, 29-30, 35 and 56 -66 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission granted on 19/08/2015 reference 2015/2577/P 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