

Mr Robert Excell
McLaren Excell
535 King's Road
Chelsea
London
SW10 0SZ

Application Ref: **2015/1655/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

11 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
34 Downshire Hill
London
NW3 1NU

Proposal:
Details of brickwork required by condition 4 and windows, doors and facing materials required by conditions 5a and 5b of planning permission 2014/6545/P dated 27/01/2015 for erection of a single storey rear extension at lower ground floor level, excavation to extend existing basement beneath front garden and demolition and rebuild of three storey rear bay window extension.

Drawing Nos: 058_481 P2; 058_482; 058_483; 058_484.
Samples; Corten: Sootwashed Reclaimed mix stock brick; flush and brushed lime mortar

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 Condition - 4 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The sample panel of the facing brickwork consists of reclaimed mix stock brick in Flemish bond with traditional London Lime Mortar from the Limetec Group. There will be a flush and brushed point finish. A soot wash will be applied to the brickwork by Brickage to ensure it matches the existing adjoining brickwork.

Condition 5a_ Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors.

The details and materials would preserve the interest, character and appearance of the grade II listed house and are satisfactory to discharge the condition.

5b) Details of facing materials relating to the single storey rear extension and conservatory. The Corten sample is good quality and would match the approved drawings.

The proposed drawings and samples would be of suitable quality to preserve the special interest of the grade II listed building.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended. As well as preserving the character and appearance of the conservation area under s.72 the Listed Buildings and Conservation Areas Act 1990 of as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions in relation to planning permission 2014/6545/P dated 27/01/2015 which require the submission of details, have been discharged.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment