

Mr Simon Barle  
Briffa Phillips Limited  
19-21 Holywell Hill  
St Albans  
Herts  
AL1 1EZ

Application Ref: **2015/0689/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

16 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**12 & 12A Westbere Road**  
**London**  
**NW2 3SR**

Proposal:  
Details of materials required by condition 7, landscaping required by condition 9, privacy screen required by condition 10, engineers details required by condition 14 and foundations required by condition 15 of 2013/7688/P dated 09/05/2014, (Erection of a part 2 part 3 storey and basement level building to provide 2 x 3bed residential dwellings following demolition of houses.)

Drawing Nos: 1492\_201, 100 Rev T2, 150 Rev T1, 151 Rev T1, Handover Park from Better Planet dated 23 October 2015, Photovoltaic Installation Certificate from Better Planet, Contemporary Casement Window specification, Cover Letter from Frith:Blake Consulting Ltd dated 21 June 2014, Structural Calculations from Frith:Blake Consulting Ltd dated October 2014, terrafina composite decking system product catalogue, Dryvit ACR and Cement Board MD Finish System specifications, Cement Board MD Finish System Installation Details, Marley Eternit Fibre Cement Slates specification, Emails from agent Alex Sage dated 8th December and 10th December 2015 and Vanceva Arctic Snow (Code 0009) detail.



Informative(s):

- 1 Condition 7. In respect of materials, render would be a dryvit finish, roof tiles would be MarleyEternit fibre cement slates, windows would be timber framed casements and privacy screens would be constructed in Vanceva glazing in Arctic Snow(Code 0009). The applicant has also provided details of the proposed solar panels which would be Seraphim Solar System GmbH. All materials are considered to be appropriate to the character of the immediate area, no objection is raised to the approval of condition 7.

Condition 9. The applicant has provided details of the yew hedge and timber decking which will form the hard and soft landscaping for the site. No objection is raised to the approval of condition 9.

Condition 10: The applicant has proposed the use of Vanceva glazing in Arctic Snow(Code 0009) that will be used to both the privacy screen and first floor rear window of No.12. Such a material will safeguard the privacy of neighbouring residents by providing a level of obscurity which will prevent overlooking. However it will allow light to pass through to improve the living accommodation for future occupiers. No objection is raised to the approval of condition 10.

Condition 14: The applicant has provided details of the engineer that has been appointed to undertake the works together with details of their appointment and their responsibilities. The information provided is considered sufficient for the approval of condition 14.

Condition 15: The applicant details of trial holes that have been dug on site which demonstrate that no trees would be affected by the development. The details are considered to be sufficient for the approval of condition 15.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies and CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.11, 5.13, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-68, 93-108 and 109-125 and of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2013/7688/P granted on 09/05/2014 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment