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Application Ref: **2015/6474/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

13 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**158 A Mill Lane**  
**London**  
**NW6 1TF**

Proposal:  
Details of materials (condition 2) and privacy screens (condition 3) of planning permission granted on 04/04/2012 (ref: 2011/4213/P) and amended by permission dated 18/11/2013 (ref: 2013/5028/P) for the erection of a five storey plus basement building following the demolition of existing artists studio (abbreviated).

Drawing Nos: P601; P201; P202; 203; 520; 521; 530B; 531B 532B; 533; 534; 200A; 201B; 202A; 203A.

The Council has considered your application and decided to approve the details

### **Informative(s):**

- 1 The red brick front façade would match the existing adjoining red brick façade along this section of Mill lane. The brick to the flank and rear façades would match



the brick used on the flank and rear of the adjacent building Cavendish Mansions. The other materials and details including the slate and mortar would respond to the traditional mansion blocks whilst the balcony, railings and timber helps to unite the tone of the adjoining school building.

The detailed design of the windows and doors would provide high quality units with deeply recessed reveals which will provide depth to the elevation and visual interest which relates to the traditional character of the adjacent mansion blocks.

The privacy screen would obscure direct overlooking as required by the condition and would be acceptable in appearance in keeping with the rest of the proposal.

The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in 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 policy 7.6 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 reminded that Condition 12 of planning permission granted on 04/04/2012 (ref: 2011/4213/P) and Condition 6 of amended by permission dated 18/11/2013 (ref: 2013/5028/P) require details to be submitted and approved by the Council.

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