

Mrs Yeliz Woodley
Baily Garner LLP
146-148 Eltham Hill
Eltham
London
SE9 5DY

Application Ref: **2016/0432/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

2 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
17-79 Mansfield Road London NW3 2JE

Proposal:
Details of sample window required by condition 4 of planning permission ref 2015/3709/P dated 13.1.16 for Replacement of all existing windows with double glazed timber framed windows.

Drawing Nos: Letter dated 26/01/2016; IMG_0292.JPG; IMG_0291.JPG; IMG_0290.JPG; IMG_0289.JPG; IMG_0288.JPG; IMG_0287.JPG.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 The proposed windows will be matt black (and will not be finished with gloss paint) and the hinges will be matt black powder coated. The sample window on site and an installed window at the comparable Maiden Lane Estate have been viewed on site and it is considered that the details are appropriate for the property and area.

The planning and appeal history of the site has been taken into account when coming to this decision. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the



appearance of the host building or streetscene, or on neighbouring amenity.

The proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

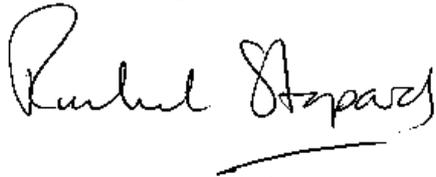
- 2 You are advised that all conditions relating to planning permission granted on 13.1.16 ref 2015/3709/P, which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment