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Application Ref: **2015/4438/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

15 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**land to the rear of
1a Frognal
London
NW3 6AL**

Proposal:
Discharge of conditions 4 (Drawings), 4b (Manufacturer's specification of facing materials), 7 (Green Roof) and 9 (Privacy screening) of planning permission (2013/7145/P) dated 20/03/2014 for the demolition of garages and erection of building comprising basement, lower ground and ground floor level to provide 2 x 2-bedroom dwellings.

Drawing Nos: (Prefix: Frog_PISc4_) 003, 004, 005 A, 006, 007 B, 009
Choices brand manufacturers' brochure, Pilkington Glass Range brochure, K-rend brochure, Sansin Wood Protection brochure, Door photo, Sedum GrufeTile info sheet, Instagrufe Specifications, Email dated 25/1/16.



Informative(s):

1 Reason for granting approval:

The submitted details are considered sufficient in providing evidence that the applicant has complied with the following conditions in providing details and samples of the following:

Condition 4 (Drawings of Refuse store, fenestration, boundary treatment):

Boundary Treatment Finish: Red cedar.

Fenestration finish: Aluminium grey Anthracite frames

Details of the refuse store, fenestration and boundary treatment are considered sufficient and acceptable. The size of the refuse store and its materials, along with the materials and design of the window frames and doors are considered to be in keeping with the surrounding character and therefore contribute to the local amenities. The boundary fence is proposed of timber and is similar to other garden fences in the area.

Condition 4b (facing materials):

Glazing finish: Aluminium grey Anthracite frames

Render colour: Polar White

The specifications details submitted are considered sufficient and provide details of all facing materials. The submitted details are considered to allow for a high-quality development.

Condition 7 (Green Roof):

The details of the proposed green roof have been revised and assessed and are considered suitable for the roof form proposed and provide suitable variety of species and a maintenance plan to ensure a sustainable and biodiverse development in accordance with policy.

Condition 9 (Privacy screening):

Finish: Red cedar

The proposed privacy screen surrounds the site on all its elevations to 1.8 meter high and thereby provides for the protection of privacy to its adjoining occupiers.

The sites' planning history has been taken into account in coming to this decision.

As such, the submitted details are in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23, DP24, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

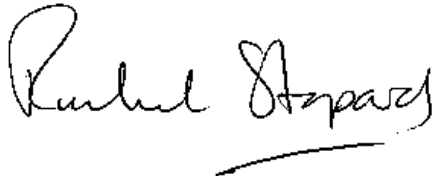
2 You are advised that all conditions relating to planning permission ref. 2013/7145/P granted on 20 March 2014 which need details to be submitted, have been approved.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment