

Mr Kishor Vekaria
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West Hendon
London
NW9 7ED

Application Ref: **2016/0326/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

18 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4 Hermit Place
London
NW6 4BZ

Proposal:
Details pursuant to Condition 3 of planning permission 2013/2366/P (Erection of a mansard roof extension and alterations to fenestrations all in connection with change of use from offices (Class B1) to dwelling house (Class C3)) dated 22/11/2013.

Drawing Nos: Sample of Redland Del Carmen natural slate, sample of Parex render "DPR Sand Smooth Marble White", Manufacturers Specifications: Stayfix Climate II Window Systems, Manufacturers Specifications: Velux Conservation Roof Windows, Manufacturer's Specifications: Stayfix Climate II PA Door, drg. no. PL06 rev. J.

Informative(s):

- 1 Reasons for granting permission

The details of the aluminium windows provided are of an appropriate colour. The detailing and the section drawings demonstrate that the windows would be sufficiently recessed within the openings to provide shadow and articulation to the



façade. The render would be fine grade and coloured white, which will be sympathetic to the surrounding area. The slate sample is natural Del Carmen Slate with dressed edges and as a natural material with good weathering properties it therefore accords with Camden Planning Guidance 1 (Design) regarding acceptable materials within a conservation area. The door would be of contemporary design in solid oak and is acceptable.

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 buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

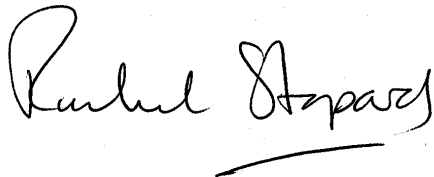
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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