

Mr Michael Lynas  
Lynas Smith  
1F Mentmore Terrace  
Hackney  
London  
E8 3DQ

Application Ref: **2016/1137/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

23 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**45 Holmes Road**  
**London**  
**NW5 3AN**

Proposal: Details of facing materials including jambs, head and cill, of all new external windows and doors in relation to condition 4 of 2015/3131/P, 28/01/2016 for; Erection of a three storey extension above ground floor level to provide 8 x residential units with associated amenity space, landscaping and servicing.

Drawing Nos: PC 4 a-b External Material.

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

Informative(s):

- 1 Reason for granting approval of details:

Condition 4 is associated with the facing materials of doors, windows and railings. The proposed materials reflect those within the prevailing pattern of development and maintain the industrial character and appearance of the surrounding area. The black timber cladding, perforated corten steel and black aluminium framed door located between the ground and second floor would complement the host building.



The third floor would be constructed using black zinc with black aluminium window frames.

The detailed design of the proposed doors, windows and railings are considered to be of an appropriate quality and design. The window proportions, glazing bars, surrounds and reveals are similar to the original building and those of neighbouring properties.

Appropriate scale drawings showing the brickwork, window frames, glazing, balustrade, shutters and metal panels were submitted and would abide by DP24 and CS14 of the LDF. Furthermore, the materials would provide acoustic screening for current and future residents.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

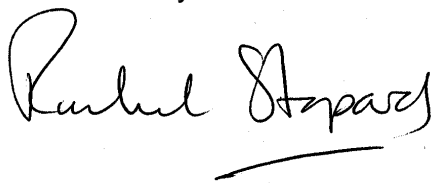
- 2 You are reminded that conditions 2 (Cycle storage), 5 (lifetime homes features and facilities), 6 (bird and bat box locations), 7 (Sustainable urban drainage system), 8 (green roof including species, planting density), 11 (sound installation between the commercial and residential units) and 13 (refuse and recycling storage facilities) of planning permission ref. 2015/3131/P granted on 28/01/2016 are outstanding and require details to be submitted and approved. The details for condition 12 (ground investigation works for the presence of soil and groundwater contamination and landfill gas) and 9 (Details of hard/ soft landscaping) are currently under consideration.

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



Rachel Stopard  
Director of Culture & Environment