

Mr Simon Bartle
Briffa Phillips Architects
19-21 Holywell Hill
Hertfordshire
AL1 1EZ

Application Ref: **2016/1055/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

23 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
33 Holmdale Road
London
NW6 1BJ

Proposal: Details pursuant to Condition 3(b), (render and glass to the front elevation), (c) (details of windows and doors), (d) (facing materials) and (e) (roof and Bay windows to the front elevation) of planning permission 2013/0680/P, dated 28/10/2013, for erection of a building comprising basement, ground, first to third floor for use as a new dwellinghouse (Class C3).

Drawing Nos: 105, 5080/01 P1, 5080/100 P1, 5080/101 P1, 5080/102 P1, Dryvit ACR and Cement Board MD finish System, The Cement Board MD Finish System Installation Details, Contemporary Casement Window details 34 & 35, Contemporary Bi-fold doorsets 44 & 45.

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Reason for granting approval of details:

This application seeks to discharge the remaining parts of Condition 3 which



require detailed drawings, or samples of materials as appropriate, in respect of the following to be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- b) Samples and manufacturer's details of render and glass to front elevation.
- c) Samples and manufacturer's details of windows and door.
- d) Samples and manufacturer's details of all other facing materials.
- e) Detailed drawings of the roof and bay window to the front elevation at a scale of 1:10.

The applicant has submitted details of external facing materials for approval of Condition 3, parts (b), (c), (d) and (e) associated with planning permission (2013/0680/P). The submitted manufacturing details of the render and glass to be used in the front elevation is considered appropriate to discharge part (b). The design and material used would enhance the aesthetics of the host building. Furthermore, the rendered external wall would consist of Dryvit ACR and casement board with Md finish system, exterior grade cement board fixed to vertical batons for exterior insulation and finished in Limestone. The Limestone finish to the external wall can be seen elsewhere within close proximity of the host property.

The timber framed windows and bottom hung contemporary bi-folding doors would be of a high quality, the design of the windows and doors would be appropriate for the building and in keeping with the immediate surrounding area. As such, these are considered acceptable to fully approve part (c).

All other facing materials proposed would be of high quality design befitting of the material used in a conservation area that would enhance the appearance of the area. As such, no objection is raised for the discharge of part (d).

The applicant has also provided a number of detailed plans/elevation and section drawings to show the intended roof form and the material to be used in its construction. The roof would be of an appropriate height and designed with high quality materials. As such, no objection is raised to the details provided in regards to the approval of part (e).

The site's planning history has been taken under consideration. No objections have been received prior to making this decision.

The proposed details are therefore considered sufficient to discharge the remaining requirements of Condition 3 of planning permission 2016/1055/P and would be in 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. The proposal also accords with policies 7.4 and 7.6 of the London Plan March 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

2 You are advised that all conditions relating to planning permission ref. 2013/0680/P

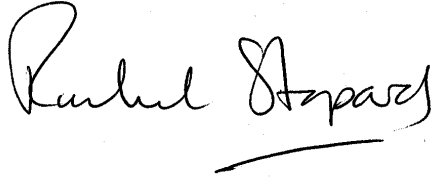
granted on 28/10/2013 which need details to be submitted, have been approved.

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 Supporting Communities