

Mr Ross McDonald  
Alison Brooks Architects Ltd  
Unit 610  
Highgate Studios  
53-79 Highgate Road  
London NW5 1TL

Application Ref: **2016/2923/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

23 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**28 Belsize Lane**  
**London NW3 5AB**

Proposal:  
Details of fenestration sections and materials required by condition 2 of planning permission ref 2010/3112/P dated 23/03/2011 for; Renewal of planning permission dated 29/4/2008 ref 2008/0285/P for the erection of a new 3 storey plus basement dwelling house with bronze cladding (Class C3).

Drawing Nos: Application for Approval of Details Reserved by Condition 02 Document dated 24.05.2016

The Council has considered your application and decided to grant permission subject to the following condition(s):

Informative(s):

- 1 You are reminded that condition 9 (ventilation details) of planning permission granted on 23/03/2011 (ref 2010/3112/P) is outstanding and require details to be submitted and approved.



2 Reasons for granting approval of details:

The application is for the discharge of the condition 2 (window and door details) granted under reference 2010/3112/P dated 23/03/2011 for the erection of a new 3-storey plus basement dwelling house with bronze cladding.

The submitted document satisfactorily demonstrates that the openings would match the high quality architectural design granted as part of the original application. The details would retain the quality of the design and preserve and enhance the character and appearance of the area. The details are considered satisfactory to meet the requirements of the condition.

The site's planning history was taken into account when coming to this decision. No public consultation was necessary for this application.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

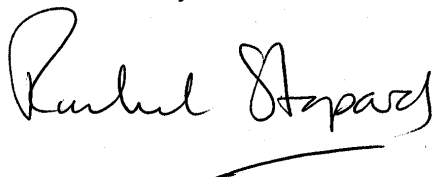
As such, the proposed development is in general accordance with policies CS5 and CS14 and of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, and 126-141 of the National Planning Policy Framework.

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  
Executive Director Supporting Communities