

Mr Pawel Nawojczyk  
SHH Architects  
1 Vencourt Place  
Ravenscourt Park  
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London  
W6 9NU

Application Ref: **2016/3357/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

25 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**5 Rosslyn Mews**  
**London**  
**NW3 1NN**

Proposal: Details of windows and doors as required by condition 3 and details of opaque manifestation required by condition 6 of 2014/7873/P dated 22/07/2015 (as amended by 2016/1454/P dated 29/04/2016) for; Alterations at roof level to include a raised parapet, external stair enclosure, replacement rooflight and the creation of a terrace with screening. Amendments to the elevations of the building to make good with white render, removal and relocation of windows, removal of the slate cladding on the rear and associated works.

Drawing Nos: ((829)SHH)040\_PL01; 041\_PL01; 042\_PL01 and 043\_PL01.

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

Informative(s):

- 1 Reason for approving the details:

Full details of all new window and door openings have been submitted as per the wording of the condition along with samples and details of the opaque



manifestation to be used on the upper floors. The submitted details are considered to be satisfactory to formally discharge the condition and have met the satisfaction of the Council's Conservation and Heritage Officer.

The window and door details would retain the high quality contemporary nature of the approved design and retain sufficient depth and interest to the elevations. Therefore, they would maintain the character and appearance of the host building and surrounding area.

The detailing and manifestation used to the upper floor windows would prevent an unreasonable level of overlooking and loss of privacy with neighbouring occupiers.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 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.

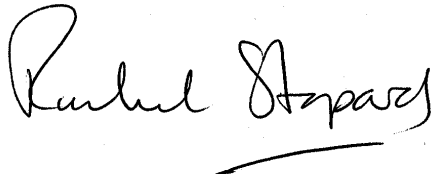
- 2 You are advised that all conditions relating to planning permission 2014/7873/P dated 22/07/2015 which need details to be submitted, have been approved.

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



Rachel Stopard  
Executive Director Supporting Communities