

Mr Peter Thomas
51% Studios
1A Cobham Mews
London
NW1 9SB
United Kingdom

Application Ref: **2016/3055/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

24 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
19 Rona Road
London
NW3 2HY

Proposal:

Details of hard and soft landscaping required by condition 4 and appointed chartered engineer for basement construction works required by condition 6 of planning permission 2015/4436/P dated 15/07/2016 (for conversion of 6 bedroom house into two flats (2 x 3 bedroom units) including excavation of single storey basement with front lightwell, erection of ground infill and first floor rear extension, rear dormer roof extension, creation of second floor roof terrace, installation of front and rear rooflights and replacement windows throughout).

Drawing Nos: Appointment letter Cooper Associates Structural Engineers Limited 5th June 2016, 200 C, 2001 A, 2002 A, 2003 A and 2004 A.

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

Informatives:

- 1 The applicant has submitted landscaping plans for the front and rear gardens including section drawings, hard landscaping materials, soft landscaping species



and bin/refuse store and boundary treatment details. The submitted details for the hard and soft landscaping required by condition 4 are considered acceptable and to meet the requirements of the condition. It is therefore acceptable to discharge the condition.

The applicant has submitted details of the qualified, chartered engineer employed to oversee the basement construction works. The engineer holds suitable qualifications to inspect, approve and monitor the works as required by condition 6 and it is considered appropriate to discharge this condition.

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 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 policy CS14 and CS15 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 126141 of the National Planning Policy Framework.

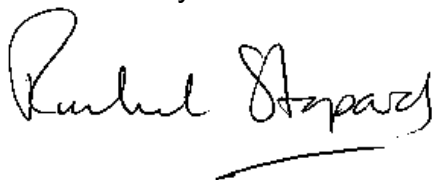
- 2 You are reminded that condition 7 (details of privacy screen) of planning permission 2015/4436/P dated 15/07/2016 is outstanding and requires further details to be submitted and approved.

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
Executive Director Supporting Communities