

Philip Coppel
34 Brookfield Park
London
NW5 1ER

Application Ref: **2016/4609/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

12 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**34 Brookfield Park
London
NW5 1ER**

Proposal:

Details of render and paintwork of the concrete block wall, wall coping, gate and driveway surfacing material required by condition 3 of planning permission granted on appeal reference APP/X5210/D/15/3004801 dated 19/05/2015 for replacement of part of the existing garden wall and repair of the remainder, rendering of all the garden wall and replacement of the gates to the garage forecourt.

Drawing Nos: Wall Coping Section; Gate Elevation; Gate Specification

Informative(s):

1 Reasons for granting permission:

The detailed design and materials of the proposed render and paintwork to the concrete block wall, wall coping, gate and hard surfacing are considered to be acceptable as they are of high quality and would serve to preserve and enhance the character and appearance of the Dartmouth Park conservation area.



A sample of the render, paintwork and wall coping were all reviewed on site and considered acceptable in the context of the approved development.

In a slight revision to the approved scheme the applicant has opted for a gate constructed of timber and not metal. This is viewed as an improvement on the prior iteration, as timber is a much softer, more natural material and is more common to the surrounding area - the existing vehicular and pedestrian gates at 34 Brookfield Park being timber, and also given that a timber vehicular gate features at 38 Brookfield Park, consented under 2014/3859/P. Constructed specifically from a hardwood with a clear satin finish the solid gate would be of very high quality, and its dimensions are such that it would not be overly obtrusive or dominant. Given this the details of the gate provided are deemed appropriate.

A sample was also presented on site of the proposed hard surfacing material and this too is considered acceptable. In a revision to the consented scheme, rather than granite, it is proposed that sandstone will be laid across the ground on the driveway. In terms of its colour and texture sandstone is the far more aesthetically pleasing option, and it also hardwearing and durable and so is an excellent high quality choice of hard surfacing material. The use of sandstone would also result in a vast improvement on the existing condition as the driveway is currently surfaced in aggregate concrete, which is cracked and faulting in places. The sandstone paving is to be laid out in a stretcher bond pattern, which would be an attractive addition to the host property befitting to its position in the Dartmouth Park conservation area.

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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

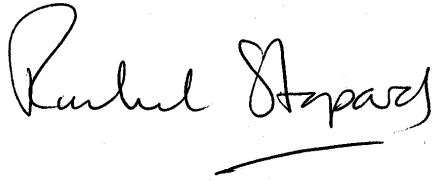
As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath.

Rachel Stopard
Executive Director Supporting Communities