

Mr Jonathan Cross
Pelican Architecture and Design Ltd
192D Campden Hill Road
Notting Hill Gate
London W8 7TH

Application Ref: **2016/6932/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to the Rear of 87-93 Kingsgate Road
London
NW6 4LA**

Proposal: Details of brickwork and zinc samples required by conditions 4 planning permission ref 2014/3658/P dated 21/01/2015 for the erection of a 3 storey single dwellinghouse.

Drawing Nos: Brick sample, brick specification, Zinc sample, email from George J. Lapienis dated 21/12/16.

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

Informative(s):

- 1 Reason for granting.

The submission is for the details of brickwork and zinc required by condition 4 from planning permission ref 2014/3658/P for the erection of a 3 storey single dwellinghouse.



The brick proposed is considered to be of high quality and appropriate for the proposed house and surrounding area. The proposed zinc cladding is considered to be a suitable material in terms of appearance and quality for an interesting modern building.

It is consistent with the original parent permission, which stated that they would use a light, water-struck brick dwelling and a zinc cladding at the top story. The materials would complement the context of Messina Avenue and Kingsgate Lane which is prominent with red and yellow stock brick built residential properties. The top storey will be clad with zinc, the sample provided is of the clad proposed, which is considered to develop into a rich patina over time to complement the common local brick colours.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.5 and 7.6 of the London Plan 2016; and paragraphs of the National Planning Policy Framework.

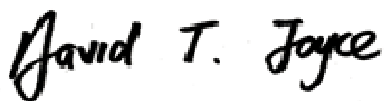
- 2 You are notified that all pre-commencement conditions from planning permission ref 2014/3658/P have now been approved.

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



David Joyce
Executive Director Supporting Communities