

Mr Duncan Dalzel-Job
DJAD Ltd
89 Dartmouth Road
Cricklewood
London
NW2 4ER

Application Ref: **2016/5148/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

17 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
41 Oppidans Road
London
NW3 3AG

Proposal:

Details of proposed front elevation required by condition 4 of planning permission 2015/3798/P dated 11/11/2015 for alterations and extensions including erection of a ground and third floor rear extension, installation of railings to create balcony on the roof of the ground floor rear extension, increase in the height of the western boundary wall, installation of water tank on the roof, replacement of garage door with solid panel and new high level
Drawing Nos: 054_001; 054_321

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting permission.

Detailed elevation and section of the proposed front elevation has been submitted.
The replacement ground floor opening would be a solid vertical white painted



timber cladding panel with a high level double glazed window opening. This design would maintain the uniformity of the front façade of this and the neighbouring properties when viewed from the street and would not have a harmful impact on the character or appearance of the building or the surrounding streetscene.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

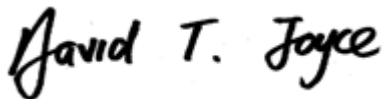
- 2 You are advised that all conditions relating to planning permission granted on 11/11/2015 ref no: 2015/3798/P which need details to be submitted, have been approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities