

Mr Conor O'Keefe
Lynas-Smith
1F Mentmore Terrace
London E8 3DQ
United Kingdom

Application Ref: **2017/0049/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

17 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
45 Holmes Road
London NW5 3AN

Proposal:

Detailed drawings of the vehicle and pedestrian gates on the northern boundary of the site in relation to condition 2 of 2016/2416/P dated 06/10/2016 (which varied 2015/3131/P dated 28/01/16) for: Variations to the erection of a three storey extension above ground floor level to provide 8 x residential units with associated amenity space, landscaping and servicing.

Drawing Nos: PC 2 (2016/2416/P) - Gate Appearance dated 13/01/17 - SUBMISSION P2; (36)900/P2 and (36)901/P2.

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

Informative(s):

- 1 Reasons for approving the details:

The proposed gates would be well set back from Holmes Road. They would be connected to rear boundary treatment of adjacent Holmes Road properties and the



host building.

Detailed drawings and manufacturer's specification details of the proposed vehicle and pedestrian gates on the northern boundary of the site have been submitted and are considered satisfactory. The proposed gates are 2m high and use different materials to each other so they are distinguishable. The vehicle gate would be constructed with a galvanised metal frame and corten steel cladding. They are considered to be high quality materials that would allow light and visual permeability. The pedestrian gate would use 100mm timber cladding with 5mm spacing painted black. Both sets of materials reflect those used on the host building.

As such, the proposed details are 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.

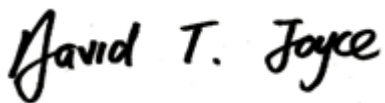
- 2 You are advised that all conditions relating to planning permission 2016/2416/P granted on 06/10/2016 which need details to be submitted, have been approved. Furthermore, all conditions relating to the parent application (2015/3131/P granted on 28/01/2016) have been discharged.

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