

Mr. Jerry Tate
Tate Harmer LLP
Unit G1B2
Stamford Works
3 Gillett Street
London
N16 8JH

Application Ref: **2016/6220/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
Chestnut Cottage
Vale of Health
London
NW3 1AZ

Proposal:

Approval of details of doors, windows and services required by conditions 5 (b), (c), (d) and (f) granted under reference 2016/2747/L dated 14/09/16 (Erection of a single storey side extension and associated external and internal alterations).

Drawing Nos: Drawing suffix CCH-THA-PR-AL; 400T2, 410T1, 900P1, 901P1, 902P1, 903P1, 904P1, 905P1, 906P1, 907P1, 908P1, 910P1, 911P1, 912P1, 913P1, 914P1, 950P1, 440-T3, 120-T3, Discharge of conditions application pack RevA dated 9th November 2016 by Tate Harmer.

The Council has considered your application and decided to grant Approval of Details.

Informative(s):

- 1 Reasons for granting approval of details (listed building):

The proposals relate to; 5b - Plan/section/elevations of all new doors with typical moulding and architraves; 5c - Plan/section/elevations of all new door and window



openings; 5d - Plan/section/elevations of all new windows with typical moulding and architraves; and 5f - Details of service runs for all new bathrooms and kitchens.

The site has been visited and the details have all been assessed by the council's conservation officer. The proposed submitted details for the above conditions are considered sympathetic and minor.

The main principle of the proposal, impact on listed building has been fully assessed within the main consent mentioned above.

No public consultation was required for this application, however there has been one letter of support. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

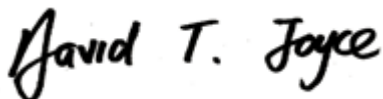
As such, the proposal is in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that condition 5(a) is required to be discharged for new railings and (e) to be discharged should you decide to extend gate/build winter garden respectively as approved in the previous permission 2016/2747/L granted 14/9/2016. Also condition 6 (Method statement for brick removal) is also required to be discharged.

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