

Miss Grace Mollart
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London SE1 2TU

Application Ref: **2017/0511/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Grove Lodge
Admiral's Walk
London
NW3 6RS**

Proposal:

Details required by Condition 4 (means of enclosure) granted under reference 2015/4485/P dated 05/10/2016 (Erection of side and rear extension, basement and outbuilding).

Drawing Nos: Heritage Appraisal, January 2017; d-NA GLR 41 100 Rev P0; dNA GLR 41 200 Rev P0; dNA GLR 41 201 Rev P0; dNA GLR 41 300 Rev P0; d-NA GLR 41 400 Rev P0; d-NA GLR 41 401 Rev P0; d-NA GLR 41 402 Rev P0.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission.

The proposed railings include a new section to the front boundary of the house. These would exactly match the existing retained railings to provide a coherent and uniform boundary.



The railings to the new rear Courtyard would be of a similar idiom with simple square section balustrade but an appropriately simple handrail and finials detail to match the historic railings on the standard posts. The details are considered acceptable.

No public consultation was required for this application. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 and the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 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 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, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework.

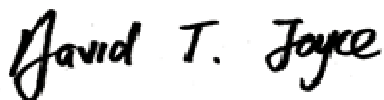
- 2 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 You are advised that condition 4 (details of hard and soft landscaping) of planning permission 2015/4485/P granted 05/10/2016 remains outstanding.

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
Director of Planning and Regeneration