

Oculus Architects Ltd
16A Pratt Street
Camden
NW1 0AB

Application Ref: **2016/3535/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Elaine Court
123 Haverstock Hill
London
NW3 4RT

Proposal:

Details of materials and cladding alternatives condition 4 (cladding and window details) of permission reference 2013/5290/P dated 22/10/13 for reconfiguration and re-modelling of the existing fifth floor and to provide a roof level extension to create additional residential floorspace to existing flats 19 and 20 and creation of new roof terraces.

Drawing Nos: Image 0410 (brick), 0414 (cladding), 0418 (cladding code)

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

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for approval:



The brick and metal panel supplied show a good colour match with the existing building, in keeping with the design ambition to make the additional storey read as an integral part of the existing structure.

Consultation was undertaken by placement of a site and press notice, by which no representations were received. 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 character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

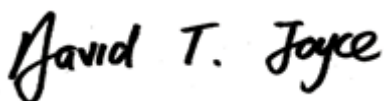
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 style and is positioned above a thin horizontal line.

David Joyce
Executive Director Supporting Communities