

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

Application Ref: **2017/0087/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

4 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 Oak Hill Way
LONDON
NW3 7LR

Proposal:

Approval of details conditions 4 (Sample panels) & 7 (windows, doors and rooflights); condition 9 - hard & soft -landscaping) of planning permission (ref.2016/1695/P dated 17/01/2017) for erection of new dwellinghouse C3.

Drawing Nos: 1275 WD 120F; 1275 WD 121E; 1275 WD 122E; 1275 WD 123F; 1275 WD 140; 1275 WD 150; 1275 WD 151; 1275 WD 152; 1275 WD 153; 1275 WD 160; 1275 WD 161; 1275 WD 162; 1275 WD 163;
1275 WD 164; Masterplan REV 23/03/2017; Planting Plan Schedule; Masterplan REV 23/03/2017.

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

Informative(s):

- 1 Reasons for granting permission:

Condition 4: The submitted details of facing brickwork and colour proposed are



considered to be high quality and appropriate in the context of the conservation area. The brickwork colours, texture, face-bond and pointing would harmonise and complement the adjacent houses. Similarly, the proposed painted render would complement and provide visual contrast, which in themselves preserve and enhance the character and appearance of the proposed new host building and Hampstead Conservation Area. The details are considered sufficient to satisfy the requirements of Condition 4.

Condition 7: The detailed design and materials of the proposed doors, windows, glazing balustrades and rooflights are considered to be high quality. The timber sash windows' proportions, frames and slim glazing bars are characteristic of neighbouring buildings within the conservation area. The door design matches those elsewhere in the locality; and the privacy screen /glazed balustrade would provide an unobtrusive light-weight structure that would not cause harm to the appearance of the host building. The details are considered sufficient to satisfy the requirements of Condition 7; more particularly, they are considered to preserve and enhance the character and appearance of the new building and the Hampstead Conservation Area.

Condition 9: The proposed hard and soft landscaping [by Lynne Marcus, Garden Design] is considered to be of high quality design, is appropriate and suitable for the site. The proposed planting scheme will enhance the biodiversity of the site, ensure a reasonable standard of visual amenity and is considered to preserve and enhance the character and appearance of the new host building and the Hampstead Conservation Area. The details are considered sufficient to satisfy the requirements of Condition 9.

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

As such, the proposed details are in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan March 2016; and the National Planning Policy Framework.

- 2 You are advised that there are no outstanding conditions to be discharged of planning permission (ref. 2013/6156/P) dated 14/01/2014

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 T. Joyce

David Joyce
Director of Regeneration and Planning