

Bill Greensmith Architects
29 Limes Avenue
London
N12 8QN

Application Ref: **2017/0426/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

8 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Sylvan Court
145 A Abbey Road
London
NW6 4SP

Proposal:

Details of materials and windows and doors, as required by conditions 2 and 5 of planning permission ref 2016/0644/P (dated 13/06/2016) for the erection of an additional storey at roof level associated with the new 1 x 2Bed self-contained flat with roof terrace to the side elevation, the installation of Photovoltaic panels and lift overrun and other improvements including new insulated cladding and fenestration alterations at all elevations.

Drawing Nos: 01, Heritage W20 Door details, Heritage W20 window details, brick slip 1, brick slip 3 and Brick slip 4,

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

Informative(s):

- 1 Reason for approving the details:



Full details of all new window and door openings have been submitted as per the wording of the condition 5 to be used for the construction of the roof extension. The submitted details are considered to be satisfactory to formally discharge the condition and have met the satisfaction of the Council's Conservation and Heritage Officer.

The window and door details would retain the high quality contemporary nature of the approved design and retain sufficient depth and interest to the elevations. Therefore, they would maintain the character and appearance of the host building and surrounding area.

The brick sample panel for the Façade treatment is considered acceptable as it demonstrates an appropriate colour, texture, of brickwork for this building and provides a satisfactory contextual response to the neighbouring buildings and streetscene.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework and with Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

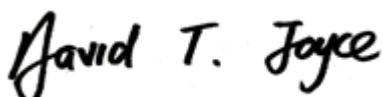
- 2 You are advised that all conditions relating to planning permission 2016/0664/P dated 13/06/2016 which need details to be submitted, have been approved.

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 Regeneration and Planning