

Ms Maria Zappone
Clifton Interiors
168 Regent's Park Rd
London
NW1 8XN

Application Ref: **2017/1688/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

19 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
57 Flask Walk
LONDON
NW3 1EY

Proposal: Details of condition 4 [facing materials and samples] of 2016/0590/P, 16/05/2016, for; the erection of a single storey part-width rear extension at lower ground floor level.

Drawing Nos: Location plan;1505-103 Rev A; 1505-201 Rev A; 1505-202 Rev A; 1505-302 Rev A; 1505-303 Rev A; 1505-400 Rev A; 1505-401 Rev A; 1505-403 Rev A; Heritage Statement, Ref.1505/PP-C 01, 24/03/2017.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting permission:

The submitted materials and details proposed are considered to be high quality and appropriate in the context of the conservation area and for the grade II listed building. The details include zinc cladding around the glass conservatory to include natural Quartz Zinc from VM Zinc. The glazing details and sliding window would be



supplied by Cantifix. In absence of any available samples from the supplier, the applicant has submitted additional detailed drawings including section details and images that show the proposed 'Sky Frame' sliding window within the roof form. The sample for zinc cladding, the proposed colour for the aluminium framing, and detailed drawings of the specified sliding glazed doors are all acceptable. They are high quality materials, and their colour and combination with the approved massing will create a lightweight and high-quality modern conservatory-style extension, which conserves the special interest of the building's rear elevation. The details are considered sufficient to satisfy the requirements of Condition 4.

No objections were received prior to making this decision. The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 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.

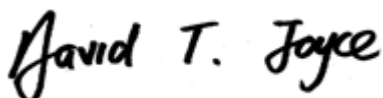
- 2 You are advised that there are no outstanding conditions to be discharged of planning permission (ref. 2016/05990/P) dated 16/05/2016.
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended 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.

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