

Mr Geoffrey Prentice
5d Architects Ltd
764 Finchley Road
Temple Fortune
London
NW11 7TH

Application Ref: **2017/2594/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

26 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
16 Hollycroft Avenue
London
NW3 7QL

Proposal:

Details pursuant to condition 4 (suitable qualified Engineer) of planning permission 2016/5365/P for: The erection of a two storey rear extension at basement level with terrace above, following the demolition of the existing rear extension, erection of single storey infill extension to the flank elevation, new first floor extension, excavation of existing basement for ancillary accommodation with front lightwell, replacement of the rear dormer windows with door and installation of balustrade for inset balcony at roof level, new windows to the flank at ground floor level, installation of new rooflights and solar panels to the rear elevation all associated with the use as a dwelling house.

Drawing Nos: Vincent & Rymill Engineer Statement.

Informative(s):

- 1 Reasons for granting permission.

A chartered engineer has been appointed to oversee construction works and the details of their appointment have been provided by the applicant to the satisfaction



of Council, meeting the requirements of condition 4.

The planning and appeal history of the site has been 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.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP27 and policies A1 and CC3 of the London Borough of Camden Local Plan 2017.

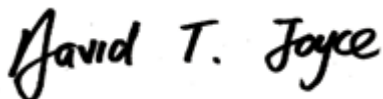
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 3 You are advised that all conditions relating to planning permission consent granted on 05/05/2017 2016/5365/P which need details to be submitted, have been submitted for approval.

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