

Mr Leon Kalkwarf
Kalkwarf Architects
46 - 48 Grosvenor Gardens
London
SW1W0EB

Application Ref: **2017/1644/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
143 Adelaide Road
London
NW3 3NL

Proposal:

Details of condition 3a (details of windows, ventilation grills, external doors and gates) of 2012/3923/P dated 22/05/2014, for the 'Redevelopment of site to provide 5 x 4 bedroom houses with basement car parking (Class C3) following demolition of existing public house (Class A4)...

Drawing Nos: (Prefix: 15233_) 07 Rev F, 13 Rev A, 15 Rev A, 16 Rev A, 17 Rev A; Proposed front door elevation for houses A-E (Rev A); LBS Aluminium Rolling Grill product specification; AVS34 louvre product specification; Kitchen Vent detail (received 31/05/17)

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

Condition(s) and Reason(s):

- 1 The full impact of the extent of the proposed development has been previously assessed. The principle of the materials for the windows, grills, doors and gates was already agreed as part of the parent application and as such the principle of



these materials is not disputed. The requirements part (a) of condition 3 therefore relate purely to the assessment of the detailed drawings of proposed windows, grills, external doors and gates.

The proposed windows/curtain walling would be powder coated metal framed painted a dark brown. A sample frame and detailed drawings was provided and has been reviewed by planning and design officers. These have been designed to appropriately contrast with the brick and render choice and would not appear overly bulky. Officers are satisfied that these details are appropriate in terms of design, tone and materials.

The proposed entrance doors would be of wooden construction and have been designed to feature a simple aesthetic with a vertical emphasis and minimal door furniture. The proposed doors are considered to be appropriate in relation to the overall design of the scheme and no objection is raised with regard to these details. The proposed ventilation grills and kitchen extract vents would be painted to match the colour of the window frames across the site, would be visually modest and would not detract from the overall design aesthetic of the development. The proposed car park gate would also be metal painted to match the window colour and would be of simple design. The proposed rear carpark gate has would be wooden to match the adjacent fencing, no objection is raised to either of these proposed elements. An aluminium roller shutter is proposed for the front entrance to the carpark for security reasons. The PRG-A LBS aluminium roller shutter proposed would appear lightweight and would not create a visual barrier and would minimise visual impact when lowered. AS the principle of the shutter has been established the details hereby submitted are considered acceptable.

Overall it is considered that the proposed details would remain appropriate and would thus not have a harmful impact on the appearance of the host buildings and streetscene, or local area. The proposed details would not have a harmful impact on neighbouring amenity.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and D1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan (2016) and the National Planning Policy Framework (2012).

Informative(s):

- 1 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.

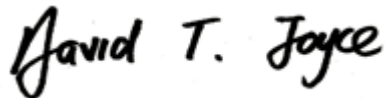
- 2 You are reminded that conditions, 3b (balustrade details), 3c (PV cell details) and 18b (post-completion noise survey) of planning permission 2012/3923/P granted on 22 May 2014 are outstanding and require details to be submitted and approved

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning