

Theo Theodosiou
GT Associates
49 Cedar Rise
Southgate
London
N14 5NJ

Application Ref: **2017/2538/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
97 Camden Mews
LONDON
NW1 9BU

Proposal:
Details of material samples condition 3 of planning permission (2016/3638/P) dated 17/01/2017 for change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses.
Drawing Nos: BR; 200, 201, 202, 203. Det;100, 101,107. Email from Theo dated 1/6/17. Bronze cladding received 9/6/17, Window sample received 31/5/17. Brick sample received 30/5/17.

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 Mews and the new houses.

Materials samples that were submitted are; yellow stock brick for the walls, bronze



copper cladding for the second floor , patio slab, saxon paving slab at ground level for the front and rear of the houses, grey eco-decking for the terraces and aluminium framing for the doors and windows which are all acceptable. They are high quality materials, and their colour and combination with the approved massing will create a high-quality modern extension, which would not be detrimental to the conservation area nor the Mews. The details are considered sufficient to satisfy the requirements of Condition 3.

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

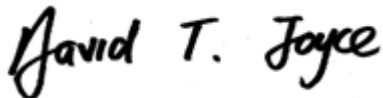
As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords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

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