

Mr Jacek Grabowski  
Grabowski Architects  
59 Ringwood Gardens  
London  
E14 9WZ

Application Ref: **2017/2582/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

28 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Flat B**  
**88 Torriano Avenue**  
**London**  
**NW5 2SE**

Proposal:  
Details of facing brickwork required by condition 3 of planning permission 2016/2061/P dated 01/08/2016 for the erection of a second floor rear extension.

Drawing Nos: Facing brick sample details (1007-020 R01); Forterra 'Golden Buff' brick data sheet; Site Location Plan (001)

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

Informative(s):

- 1 Reasons for granting approval. [

The full impact of the extent of the proposed development has been previously assessed. The principle of the materials palette was already agreed as part of the



parent application and as such the principle of these materials is not disputed. The requirements part condition 3 therefore relate purely to the assessment of the selected choice for the facing materials to the proposed extension (i.e. brick type).

The proposed brick (Forterra 'Golden Buff') is considered appropriate for the setting of the development in terms of tone, texture, dimensions and style. This brick type would be suitably matched the brick of the existing outrigger which would ensure that the proposed extension would not lead to further visual variance. This is considered to remain in line with the original recommendations and supporting documents previously approved. It is considered that the proposed brick would be appropriate and would thus not have a harmful impact on the appearance of the host buildings and streetscene, or local area. The proposed materials 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).

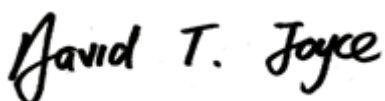
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, 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 reminded that condition 5 (obscure window details) of planning permission 2016/2061/P granted on 01 August 2016 remains outstanding and require details to be submitted and approved prior to the commencement of works.

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