

Mr Gideon Purser
Chris Dyson Architects
Chris Dyson Architects
74 Commercial Street
London
E16LY

Application Ref: **2017/3217/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

28 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Kemplay Road
London
NW3 1SY

Proposal:

Details of windows, gate, railings and hard and soft landscaping required by conditions 4 and 7 of planning permission dated 18/10/2016 (ref 2016/1313/P) for Lower ground floor rear extension with roof terrace and privacy screen, and terracing of garden area.

Drawing Nos: K19, 240-SKB-002 - 05/17, 4312/2 Rev B, 4312/1 Rev B, 0299 PL 1601 00, K20, K18 Rev A, 0299 PL 1400 00, 0299 PL 1401 00

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

Informative(s):

- 1 The application seeks to discharge conditions 4 and 7 of planning permission dated 18/10/2016 (ref 2016/1313/P) for lower ground floor rear extension with roof terrace and privacy screen, and terracing of garden area. The conditions required the submission of details of the approved windows, gate and railings, and hard and soft landscaping.



The proposed gate and railings are of a design and appearance contemporaneous with the age of the building, and are considered to be sympathetic to the host building and the conservation area. The proposed timber windows are acceptable in terms of detailed design including ironmongery, glazing bars and frame thickness, and window reveals, and will preserve and enhance the Hampstead conservation area.

The proposed hard and soft landscaping is considered to be of high quality design and suitable for the site. A broad range of plants are proposed which will enhance the biodiversity of the site. The installation and maintenance plan is considered sufficient to demonstrate that the planting will be sustainable.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

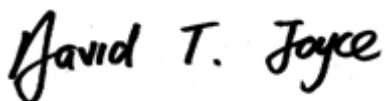
The proposed development is in general accordance with the London Borough of Camden Local Plan 2017 with particular regard to policies D1, D2 and A3. The proposed development is also in accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

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