

Mrs Sarah Bromley  
Walker Bushe Architects Ltd  
6 Highbury Corner  
Highbury Crescent  
London N5 1RD

Application Ref: **2017/3491/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

11 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**23A Hampstead Hill Gardens**  
**London NW3 2PJ**

Proposal:  
Details of design features and privacy screen required by conditions 3 and 12 of planning permission dated 2.5.14 ref 2013/8020/P (for Demolition of existing dwelling house and erection of a new 3 storey dwellinghouse with lower ground floor rear extension, ground and 1st floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front).

Drawing Nos: 596/350A, 351A, 352A, 354A, 355A, 356A, 358A, 359A, 360A, 361A, 362A, 363A, 364A, 365A, 366A, 367A; BL00A, 1A, 2A, 3A, 4A, 5A, 6A, 7B, 8A, 9A, 10A; IGP DURA xal 4201 'Classic 37' sample, timber oak sample.

The Council has considered your application and decided to grant approval

Informative(s):

- 1 Reasons for granting approval-

Condition 3- the submitted details of the new external windows and doors, new



railings and balustrades, and new facing materials (including brick and stonework, roof slates, windows and door frames, glazing, balconies, balustrades) are considered high quality and appropriate in design and material for this contemporary new building and for the streetscene and conservation area.

Condition 12- the submitted details of the timber slatted privacy screen to the ground floor rear terrace is considered sufficient to prevent overlooking to neighbouring garden and is appropriate in design and materials to this context.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

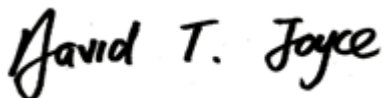
- 2 You are reminded that condition 15 (green roofs) of planning permission granted on 2.5.14 ref 2013/8020/P is outstanding and requires details to be submitted and approved.

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