

Ms Sarah Ballantyne-Way
SBW Planning Ltd
117 Mount Pleasant Road
London
N17 6TQ

Application Ref: **2017/2116/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
18 Lancaster Grove
London
NW3 4PB

Proposal:

Details of brick sample panel required by condition 6 of planning permission 2014/2811/P dated 17/03/2015 (for erection of 2 storey 6-bedroom single family dwellinghouse with basement).

Drawing Nos: Letter prepared by SBW Planning dated 11th April 2017; Email from Melissa Robinson dated 4/7/17

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

Informative(s):

- 1 Reason for granting approval.

A sample panel of the brickwork has been erected on site which demonstrates a light mortar and a subtle differentiation between the darker and lighter bricks which provides a reddish appearance overall. The conservation officer has reviewed the panel and confirmed that the condition can be discharged.



The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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.

As such, the proposed development is in general accordance with policies 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.

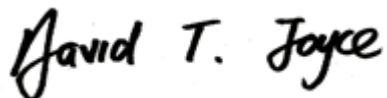
- 2 You are reminded that conditions 7 (hard and soft landscaping) and 11 (cycle store) of planning permission granted on 17/03/2015 ref: 2014/2811/P are outstanding and require details to be submitted and approved.

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



David Joyce
Director of Regeneration and Planning