

Mr Leon Kalkwarf
Kalkwarf Architects
46 - 48 Grosvenor Gardens
London
SW1W0EB

Application Ref: **2017/3185/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

4 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
143 Adelaide Road
London
NW3 3NL

Proposal:

Details of equipment on the face of the building as required by condition 4 of planning permission ref 2012/3923/P (dated 22/05/2014) for redevelopment of site to provide 5 x 4 bedroom houses with basement car parking

Drawing Nos: 152333 014 PI-A (Proposed Roof Plan); 152333 018 PI-B (Proposed elevations); Infinite Play Entry phone panel Flat 887088721 flush mounted data sheet; Pyronix Deltabelle white/blue alarm data sheet; Photograph of proposed Aerial & Satellite Dish stack; Orlight ORL3013-S Marine Grade 316 lamp data sheet; Promotec Mischler LED signal light Twilight data sheet; Triax Omni DAB aerial data sheet; Yagi -RX Aerial data sheet; Triax Sky dish data sheet.

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

Informative(s):

- 1 Reasons for granting approval.



The full impact and extent of the development has been previously assessed. In order to safeguard the appearance of the premises and the character of the immediate area, condition 4 of the parent application stipulates that no equipment shall be installed on the external elevation of the buildings without the prior approval. This includes the installation of any lights, meter boxes, flues, vents or pipes, telecommunications equipment, alarm boxes, television aerials or satellite dishes.

In order to allow for a higher standard of amenity for future occupiers, the applicants seeks approval for the installation of equipment to the external facing of the buildings including: security alarms to front elevations; entry phone panels to front elevations; external down-lighters to the front, rear and side elevations; aerials and satellite dishes at roof level; and a traffic light indicator to the lower ground roller shutter.

Specification details have been submitted for all proposed external equipment as well as plans and elevations detailing their exact proposed positioning. Having reviewed these details it is considered that the specifications for each of the external equipment would be of high quality and would feature appropriate design for their various purposes. The equipment would be of size and siting so as to ensure that these elements remained visually recessive and sympathetic to the overall elevational composition. The proposed aerials and satellite dishes would be fully obscured from public views and thus would not raise concern.

Overall it is considered that the facing equipment hereby proposed would be appropriate and would not cause a harmful impact on the appearance of the host buildings, streetscene or local area. The proposed equipment would not result in any harmful impact on neighbouring amenity.

As such, the proposed details are in general accordance with the requirements of policies A1 and D1 of the Camden Local Plan 2017. The development also remains in accordance with the London Plan (2015) and the NPPF (2012).

- 2 You are reminded that conditions, 3b (balustrade details), 3c (PV cell details) and 18b (post-completion noise survey) of planning permission 2012/3923/P granted on 22 May 2014 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 T. Joyce

David Joyce
Director of Regeneration and Planning