

Mr Gareth Reading

5 Montenotte Road  
London  
N8 8RL

Application Ref: **2017/4457/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

5 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**110 Gloucester Avenue  
London  
NW1 8HX**

Proposal:

Details of main front elevation, external materials and cycle parking as required by conditions 3, 4 and 5 of planning permission 2014/1062/P (APP/X5210/A/14/2226097) dated 22/12/2014 for 'formation of curtain walling to existing external staircase to front of the building to provide a sheltered enclosure with associated front door. Alteration to the front facing gable end to form eaves and double dual pitch roof to southern element. Raising of the eaves and roof ridge to northernmost element to the front. Raising of eaves to rear and installation of 9 x windows to rear to create second floor level'.

Drawing Nos: Approval of Details Reserved by Condition August 2017, Guttercrest Aluminium Wall Copings & Wall Cappings Edition 1, Hammerite Technical Data Sheet, Velux Product Brochure 6th February 2017, MarleyEternit Fibre cement slates, Johnstones Trade Stormshield Smooth Masonry, (P) 161, (P) 163 and (P) 200.

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

Informative(s):



1 Reasons for granting permission.

The applicant has submitted a revised front elevation drawing illustrating visual difference between the east and west buildings of the site that is considered acceptable and to meet the requirements of condition 3. The west building is to be red brick to match the floor below, whilst the east building is to be white painted brick. It is therefore recommended that this condition be discharged.

Material samples and manufacturers details have been provided for all facing materials which are considered appropriate for the building and acceptable in appearance and design. It is therefore recommended condition 4 be discharged.

The applicant has submitted a plan showing the proposed cycle storage for 4 additional bicycles (1 x sheffield stand and 1 x wall bar). Condition 5 requires a scheme of cycle storage and it is considered that the proposed stand and wall bar are acceptable in the context of the development (340sqm of additional floorspace).

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The details are in accordance with policy CS5 of the Core Strategy and policies DP16, DP17, DP24 and DP25 of the Local Development Framework (2010). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

2 You are advised that all conditions relating to planning permission APP/X5210/A/14/2226097 (2014/1062/P) granted on 22/12/2014 which need details to be submitted, have been 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