

Mr Chee-Kit Lai
Mobile Studio Architects
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73-75 & 89A Shacklewell Lane
London
E8 2EB

Application Ref: **2017/4175/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

22 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
32 Ferncroft Avenue
London
NW3 7PE

Proposal: Details of approved lightwell railings required by condition 5 of permission reference 2015/2460/P dated 11/10/2016 (External alterations including enlargement of single storey rear extension, excavation work to increase size of existing basement and installation of front and side lightwells).

Drawing Nos: 550 A

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

Informative(s):

- 1 The height and traditional design of the proposed metal light-well railings would have an acceptable impact on the character and setting of the host property and would match those of the adjoining property at No.34. thus safeguarding the appearance of the surrounding conservation area. The details submitted are therefore considered sufficient to discharge condition 5 of permission 2015/2460/P dated 11/10/2016.



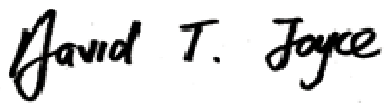
- 2 You are advised that all conditions relating to planning permission 2015/2460/P dated 11/10/2016 which need details to be submitted, have been approved.

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

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