

Miss Clara Rands  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London SE1 2TU  
United Kingdom

Application Ref: **2017/5475/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

16 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**1 Boscastle Road**  
**LONDON**  
**NW5 1EE**

Proposal:  
Details of balustrade at roof level as required by condition 4 of planning permission 2017/2223/P dated 31/08/2017 (for erection of mansard roof extension; single storey rear extension with terrace; and side infill extension).  
Drawing Nos: Cover letter dated 02/10/2017; 17000-OS-000 (Rev P2); 17000-E-500 (Rev P1)

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

#### **Informative(s):**

- 1 The balustrade will run across the front of the house, with parapets to either side. The design corresponds with the balustrade at nearby 4 Boscastle Road and is similar to the balustrade shown in a historic photo of 1 Boscastle Road submitted with the application. The design is therefore considered to be appropriate for the period and character of the host building.



The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

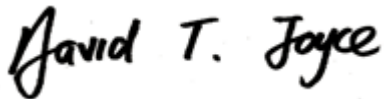
- 2 You are advised that all conditions relating to planning permission 2017/2223/P granted on 31/08/2017 which need details to be submitted, have been approved.

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