

Mr Simon Davis
Penn Design Architects Limited
Beaconsfield Town Hall
Penn Road
Beaconsfield
HP9 2PP

Application Ref: **2017/5088/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

7 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Cranbrook
8 Nutley Terrace
London
NW3 5SY

Proposal: Details of materials (including balustrade, windows, roof details and front boundary wall) as required by condition 5 of planning permission 2016/6864/P (dated 20/06/2017) for Demolition of existing dwelling house and erection of 3 storey dwelling house including garage and hard and soft landscaping works

Drawing Nos: 07.16.50; 07.16.55 (Rev A); 07.16.60 (Rev A); 07.16.70 (Rev A); 07.16.75 (Rev A); 07.16.76; Email dated 16 October 2017 from Simon Davis subject: 8 Nutley Terrace - design feedback

The Council has considered your application and decided to approve the details

Informative(s):

- 1 Reasons for approving the details.



Condition 5 requires detailed drawings, or samples of materials as appropriate, in respect of the following:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door at a scale of 1:10
- c) Plan, elevation and section drawings of roof details including all eaves and dormer windows details and at a scale of 1:10
- d) Plan, elevation and section drawings of the front boundary wall including tothing-in detail; piers; plinth and coping.

The submitted details are considered to be high-quality and appropriate for the host property and conservation area. A detailed assessment of each part of the condition is included below:

- a) A glass balustrade rather than railings would be installed and would be fixed within the window reveal. The material is considered to be acceptable, in keeping with the original approval and it would not be visually prominent on the rear elevation.
- b) The sash windows, doors and concrete painted cills are considered acceptable for the desired character of the property.
- c) The dormer windows are acceptable. The eaves would not have a fascia so as to expose the rafter which is considered an appropriate design.
- d) The boundary wall 'soot washed' brickwork, weather struck pointing and coping detail to correspond with the existing adjoining wall are acceptable.

The proposed details would be in keeping with the appearance of the existing and proposed buildings and streetscene as well as with the character of the conservation area.

The details are therefore in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan 2017.

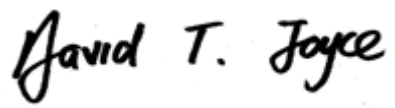
- 2 You are advised that all conditions relating to planning permission 2016/6864/P granted on 20/06/2017 which need details to be submitted, have been approved.

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