

Mr William D Moses

CSM+Architects
1 Boyd Street
Shieldfield
Newcastle upon Tyne
NE2 1AP

Application Ref: **2017/5990/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
11 Hampstead High Street
London
NW3 1PX

Proposal:
Details of external materials as required by condition 3 of planning permission ref 2016/4427/P allowed on appeal on 26/04/2017 for erection of seven balconies to flats at first, second and third levels
Drawing Nos: 4408/04A (showing the first to third floors), 4408/05, Site location plan.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval:

The proposed juliet balconies to the rear elevation and projecting balconies on the rear elevation would have laminated glass and stainless steel tops with the bottom rails fixed with masonry. Their design and materials are considered acceptable and appropriate for this contemporary designed 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 or on the character of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

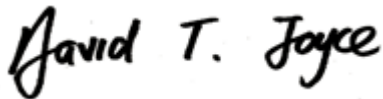
- 2 You are advised that all conditions relating to planning permission 2016/4427/P granted on 26/04/2017, which need details to be submitted, have been approved.

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