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Application Ref: **2017/6504/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

28 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**21 Willoughby Road**  
**London**  
**NW3 1RT**

Proposal:  
Details of external materials as required by condition 2b of planning permission dated 10/06/2016 (ref 2016/1086/P) for Erection of part single storey part two storey rear extension, following demolition of existing, including replacement entrance canopy, alterations to internal floors and landscaping of rear garden.  
Drawing Nos: Condition 2(b) and Appendices 1-4 (November 2017).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission

The submitted details include metal cladding for the approved extension, and timber cladding for ground floor level elevations including the flank walls of the extension, the wall of the plant roof and wall of the 'tradesman' entrance.

The proposed material for the cladding, TECU Bronze, is a natural material with a



contemporary appearance that would appear sympathetic to the host building by virtue of its colour, high quality and weathering properties. The natural colour of the material weathers to a matt brown, and would be complementary to the historic brown brick of the host building. The copper-like appearance of the material when newly installed is also considered to have an acceptable impact on the host building. The proposed materials is acceptable in terms of its quality, colour, characteristics and the patina it will quickly acquire as it ages.

The proposed timber cladding is Western Red Cedar, to be vertically laid in limited areas at ground floor level. This material replicates cladding that is already found on the site, and is acceptable in terms of its quality and appearance and weathering properties. Both materials are considered to preserve the character and appearance 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 s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

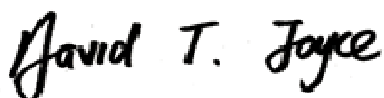
- 2 You are reminded that condition 2(a) for details of windows and doors of the planning permission granted on 10/06/2016 ref. 2016/1086/P is outstanding and requires details to be submitted and approved.

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 Joyce  
Director of Regeneration and Planning

