

Mr Sean Breslin
Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Application Ref: **2017/6886/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

30 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
25A Willow Road
London
NW3 1TL

Proposal:

Details pursuant to conditions 4 (Windows and bin store) and 5 (landscaping and boundary treatment) of planning permission 2017/3484/P dated 06/12/2017 for: Erection of roof extension involving raising the ridge height and replacement of existing front/rear dormers; conversion of car port into habitable room and new front entrance; installation of new rear Juliette balconies and replacement front and rear windows; alterations to front garden including installation of new bin store and new railings to front boundary wall.

Drawing Nos: EX008 Rev.A, P008 Rev.A, PA006 Rev. A and PA206 Rev.B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):



1 Reasons for granting consent:

Condition 4 requires details of all replacement windows and drawings of the proposed bin store. The proposed bin store will be of timber construction with zinc lid and will measure 0.8m wide, 1.6m deep and stand at 1.8m in height. It is considered that the new bin store is subordinate in scale and the materials preserve and enhance the character of the host property and the wider conservation area. The proposed replacement window on the front elevation at first floor will match the siting, design and materials of the existing window. The replacement window will marginally increase in height by 0.2m and is considered to have an acceptable impact. It is considered that the details safeguard the appearance of the premises and the character of the immediate area.

Condition 5 requires details of hard and soft landscaping of the front garden and new boundary treatment. The revised details show that the railings and gate will be black painted cast iron with spearhead detailing. The brick pillars will match the existing in terms of materials and design. The front garden will be paved with Yorkstone paving. It is considered that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

A conservation officer has assessed the submitted details and confirms that they find the details acceptable, not to cause harm to the host property or the conservation area.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

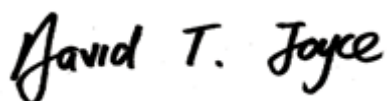
2 The applicant is advised that all conditions relating to planning permission 2017/3484/P dated 06/12/2017 that require details to be submitted have been discharged.

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