

Application ref: 2018/0412/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 26 February 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Found Property  
14-16 Great Pulteney Street  
London  
W1F 9ND

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**2 Inverforth Close**  
**London**  
**NW3 7EX**

Proposal:

Submission of roof tile details, as required by condition 4(a) of planning permission 2016/6994/P dated 20/03/2017 (Alterations to dwellinghouse (C3) including: erection of roof extensions; single storey rear extension; replacement ground floor fenestrations; installation of roof lights; replacement front doors and refuse enclosure; and re-landscaping of rear gardens).

Drawing Nos: Red Sand-faced Dreadnought Premium Clay Roofing Tile product specification (received 05.02.18); Dreadnought tiles technical data sheet (received 05.02.18); Email confirmation of tile choice (dated 24.01.18); Photograph images of tile in situ (received 22.02.18).

Informative(s):

- 1 Reason for granting permission

The full impact of the extent of the proposed development has been previously assessed. The principle of the tiled roof to extensions was already assessed and approved as part of the parent application and as such, the principle of this material is not disputed. The requirements of this condition therefore relates purely to the

selected tile types in order to ensure that they are appropriate for their setting.

The applicant prepared a sample tile at the site as well as submitted the specific tile product specification and technical data sheets. The proposed Dreadnought tiles are considered to be of high quality in terms of their tone, texture and finish. The chosen tile would match the existing tiles to the main dwelling and would appropriately respond to the character of the Close. These tiles would also weather in a way that would improve rather than impede their responsiveness to local character. The proposed materials would thus not have a harmful impact on the appearance of the host and neighbouring buildings. It is considered that the proposed tiles are appropriate, preserving the special character of the Conservation Area. It is therefore considered that submitted details are adequate to discharge condition 4(a).

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the Conservation Area as well as the setting of nearby listed structures under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is 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 London Borough of Camden Local Plan 2017.

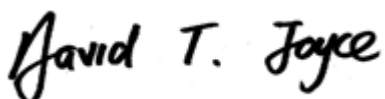
- 2 You are reminded that conditions 4(b) & (c) of planning permission 2016/6994/P (dated 20/03/2017) remain outstanding and require details to be submitted and approved.

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