

Application ref: 2017/5854/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 16 April 2018

**Development Management**  
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148-150 Curtain Road  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**4 Greenland Place**  
**London**  
**NW1 0AP**

Proposal:

Details of balustrade on front parapet, the picture frame window and its junction with the pre-weather steel, and the junction of the parapet and the pre-weathered steel as required by condition 4 of planning permission 2016/4198/P (dated 10/07/2017) for erection of roof level extension with roof terrace in front elevation to create additional commercial space (Class B1).

Drawing Nos: GREp4\_PL\_DR\_D 001; GREp4\_PL\_DR\_D 002; GREp4\_PL\_DR\_D 003;  
GREp4\_TR\_GA\_C\_300.

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 permission:

Condition 4 (a, b, c) of parent planning application ref. 2016/4198/P granted on 10/07/2017, requires detailed drawings in respect of the following:

a) Balustrade along the front parapet wall.

Detailed drawings have been provided scale 1:20, to show steel railings, sitting behind the front parapet at roof level and projecting above by 0.8m. The railings would have a simple design which would preserve the appearance of the host building and would relate positively to the roof extension and the character of the conservation area.

b) Junctions around the picture frame window where it meets the pre-weathered steel and parapet on front elevation.

Detailed drawings have been provided scale 1:20, to show the pre-weathered corten steel sheet wrapping around the reveals of the picture window being fixed directly on the batten. The corten sheets on the façade of the roof extension would be installed through an interlocking system. This is considered to support the high quality design of the approved scheme.

Details have been provided in relation to the meeting point between the picture window and the terrace surface, which are considered acceptable.

c) Parapet details of the roof extension where the pre-weathered steel meets the roof.

Detailed drawings have been submitted scale 1:20, to show the pre-weathered corten steel wrapping around the extension's parapet. This is considered to be in line with the proposal approved within the parent planning application and therefore the details are acceptable.

In light of the above, the details provided are considered adequate and support the design quality approved within the parent planning application. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, it is considered that condition 4 points a), b) and c) can be discharged as the details would safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of Camden Local Plan 2017

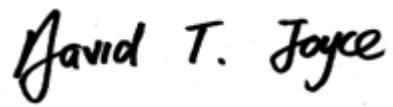
2 You are advised that all conditions in relation to the parent planning application ref. 2016/4198/P granted on 10/07/2017 have now been discharged.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning