

Application ref: 2018/1279/P
Contact: Laura Hazelton
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Date: 14 May 2018

Development Management
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Mr Richard Keep
122 Arlington Road
London
NW1 7HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**32 Laurier Road
London
NW5 1SJ**

Proposal: Details of roof cladding and facing materials required by condition 6 of planning permission ref: 2017/4021/P dated 31/10/2017 for the erection of 2nd floor roof extension with 2 inset roof terraces at front and side and a roof terrace at rear; erection of two 1st floor extensions at rear; re-landscaping of front garden; creation of a second entrance door for the 1st floor flat and associated entrance canopy; replacement of all uPVC windows with Crittal metal windows.

Drawing Nos: Pos. W3.05, 1564 rev C1, 1565 rev C1, 1566 rev C1, Clerestorey window details rear elevation, and VMZ Standing seam manufacturer's details document.

The Council has considered your application and decided to grant approval of details:

Informatives:

- 1 Reason for granting approval of details:

Details of roof cladding and facing materials required by condition 6 of planning permission ref: 2017/4021/P dated 31/10/2017 for the erection of 2nd floor roof extension with 2 inset roof terraces at front and side and a roof terrace at rear; erection of two 1st floor extensions at rear; re-landscaping of front garden; creation of a second entrance door for the 1st floor flat and associated entrance canopy; replacement of all uPVC windows with Crittal metal windows.

The proposed roof cladding material and details are considered to be of a high quality and appropriate in this context. The principle of a zinc standing seam roof was accepted as part of the consented scheme, and the specific 'quartz' zinc by VMZINC now proposed is considered acceptable. The proposed metal will complement the brick colour of the host building and the historic slate buildings of neighbouring properties and is considered to be a suitable material in terms of appearance and quality. The proposed materials are considered to preserve and enhance the character and appearance of the proposed building and the Dartmouth Park Conservation Area.

The submitted details are sufficient to discharge condition 6.

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.

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

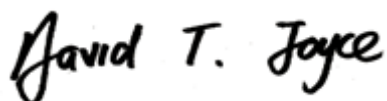
- 2 You are reminded that condition 4 (details of roof terrace planting) of planning permission granted on 31/10/2017 (ref: 2017/4021/P) is outstanding and requires details to be submitted and approved.

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