

Application ref: 2018/2886/P
Contact: John Diver
Tel: 020 7974 6368
Date: 16 July 2018

Development Management
Regeneration and Planning
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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 replacement garage door and refuse store details as required by conditions 4(b) and 4(c) of planning permission 2016/6994/P (dated 20/03/2017) for the '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 relandscaping of rear gardens'.

Drawing Nos: PFL0001-11 A, FP118_C070

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

Informative(s):

- 1 The full impact of the extent of the proposed development has been previously assessed. The requirements of this condition relates purely to the design of the replacement refuse and cycle store and garage door to the front of the property to

ensure that their appearance are appropriate for their setting.

The proposed replacement garage door would be of Accoya timber construction with slimline fanlight glazing above (to be obscured). This has been designed to reflect the appearance of the new front door which would be of similar appearance. The replacement doors would be of high quality and attractive appearance. The proportions and materials are each appropriate and would maintain the aesthetic of the garage door. The submitted details are considered appropriate for their setting allowing for the discharge of condition 4b.

The proposed replacement store would be of timber construction with red cedar batten panels to all sides. The proposed store would be of suitable positioning, partially obscured from sight by the building line to no.2 and would be of high quality design and appearance. The submitted details are considered appropriate for their setting allowing for the discharge of condition 4c.

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.72 of the Planning (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.

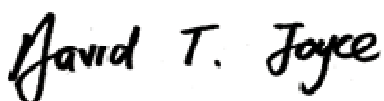
- 2 You are advised that all conditions relating to planning permission 2016/6994/P (dated 20/03/2017) which need details to be submitted, have been approved.

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