

Application ref: 2018/0030/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 16 July 2018

Development Management
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Dalton Warner Davis
6 New Bridge Street
London
EC4V 6AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Gateway
16A Lyndhurst Gardens
LONDON
NW3 5NR

Proposal:

Details of appointment of engineer to inspect, approve and monitor permanent and temporary basement construction works (condition 3); facing materials (part condition 5b); external fixtures (condition 7); and landscaping details (condition 9) in relation to planning permission (2013/5916/P) dated 29/10/2014 and as amended (2016/6323/P) dated 08/09/2017 for the erection of single storey dwelling with basement and sub-basement (Class C3).

Drawing Nos: Drawing Nos: Letter from Lucking & Clark Consulting Structural Engineers (ref. 42617A03/RB) dated 22/01/2018 (condition 3); Cover email from Dalton Warner Davis dated 18/06/2018, (1601-TFP-LG-XX-DR-A-)3150-S4 rev C3, 3152-S4 rev C4, 3153-S4 rev C4, Rainscreen cladding panels (Sotech Optima LZ), Roofing slate, cladding panels and anodised aluminium (sample panels), Zen pivot doors details, Roof slates image (condition 5b); (4948/DE/-)04 rev C1, 05 rev C1 (condition 7); GA001 rev P03, PL401 rev 02, PL402 rev 01, PL411 rev 01, PL421 rev 01, Hard landscape materials document from Applied Landscape Design (ref. RP903 rev 02) dated 19/05/2017, Planting proposals document from Applied Landscape Design (ref. RP904 rev 01) dated 15/05/2017 (condition 9).

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

Informative(s):

1 Reason for granting approval of details:

With regards to condition 3, the information submitted demonstrates that the engineers (Lucking & Clark Consulting Structural Engineers) appointed to inspect, approve and monitor permanent and temporary basement construction works at the site are members of the appropriate professional bodies and are suitably qualified to manage such works.

The Council's Conservation Officer has reviewed the details submitted for part condition 5b (facing materials) and condition 7 (external fixtures) and has confirmed that the sample panels, drawings and other submitted information are acceptable as they would preserve and enhance the character and appearance of the proposed building and the Fitzjohns Netherhall Conservation Area and provide a satisfactory contextual response to the neighbouring buildings.

The landscaping scheme submitted to discharge condition 9 includes a variety of paving, decking, lighting, fences, steps, planters, drainage and surfacing improvements. A broad range of trees planting and plant species in beds are also proposed which are considered to enhance the biodiversity of the area. The information submitted has been reviewed by the Council's Tree Officer and is considered to be high quality and suitable for the site, improving permeability and contributing to the visual amenity, biodiversity and character of the area, as well as, enhancing the Fitzjohns Netherhall Conservation Area.

As such, the details provided are considered sufficient to discharge conditions 3, 5b (part), 7 and 9.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, DP27 of London Borough of Camden Local Development Framework Development Policies, and policies A3, D1, D2 and A5 of the Camden Local Plan 2017.

2 You are advised that conditions 5a (new windows and door), part 5b (facing brick material on elevations), 5c (new entrance gates) relating to planning permission (2013/5916/P) dated 29/10/2014 and as amended (2016/6323/P) dated 08/09/2017 remain outstanding and require details to be submitted and approved in writing.

3 It is noted that the facing brick material for the elevations that remain (the outstanding part of condition 5b) and which is referred to in an approved document

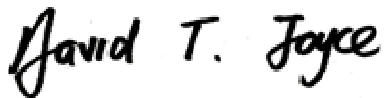
(email from Dalton Warner Davis dated 18/06/2018) is the subject of a current and as yet undetermined variation of condition application (2018/3169/P), and as such, has not been considered under this application.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning