

Application ref: 2018/1111/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 17 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Douglas and King Architects
Back Building,
148-150 Curtain Road
London
EC2A 3AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
252 Finchley Road
London
NW3 7AA

Proposal:

Details of all windows required by part condition 2 of planning permission ref 2015/2789/P dated 20.01.2016 (for demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings).

Drawing Nos: FINc252_PL_DR_ 036_A, FINc252_PL_DR_ 037_A, FINc252_PL_DR_ 038_A, FINc252_PL_DR_ 039_A, FINc252_PL_DR_ 040_A, FINc252_PL_DR_ 041_A, FINc252_PL_DR_ 042_A, FINc252_PL_DR_ 043_A, FINc252_PL_DR_ 044_A, FINc252_PL_DR_ 045_A, FINc252_PL_DR_ 046_A, FINc252_PL_DR_ 047_A, FINc252_PL_DR_ 048_A and FINc252_PL_DR_ 049_A.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval:

The proposed windows would be powder coated aluminium grey framed. These have been designed to appropriately contrast with the brick and whilst the windows to the front would be triple glazed those to the rear would be double glazed

windows and would not appear overly bulky. Officers are satisfied that these details are appropriate in terms of design, proportions, tone and materials.

Overall, the proposed windows would be visually modest and would not detract from the overall design idiom of the development. It is considered that the proposed details would remain appropriate and would thus not have a harmful impact on the appearance of the host buildings and streetscene.

The full impact of the extent of the proposed development has been previously assessed under planning permission 2015/2789/P dated 20.01.2016.

As such, the proposed development is in general accordance with policies with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework.

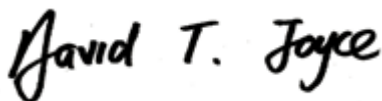
- 2 You are reminded that the part of condition 2 relating to ventilation grills, external doors and gates of planning permission 2015/2789/P dated 20.01.2016 is outstanding and requires details to be submitted and approved.

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

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