

Application ref: 2018/3264/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 19 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Redhouse
8 Gentian Close
Rushden
Northants NN10 0UG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**150 Haverstock Hill
London
NW3 2AY**

Proposal:

Details required by conditions 3 (cycle storage), 4 (facing materials and design of windows/doors) and 11 (Construction Method Statement) of planning permission granted on appeal dated 24.10.17 ref 2016/2507/P (for Change of use from shop (Class A1) to provide a 2 storey, 2 bed dwelling with roof terrace including partial demolition of existing building, alteration to front façade, erection of front boundary wall and erection of first floor extension).

Drawing Nos: Construction Method Statement Revision A dated November 2018 by RedHouse; 18-049-03B, 04B; 1847-06; photo of wall mounted hanging bike racks; specifications for Jeld-wen Stormsure Timber casement windows

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

Condition 3- The submitted details of cycle parking have been revised following comments by the Council's transport officer and now shows 2 cycle stands located internally within the building. Given the constraints of the site, this

provides adequate secure cycle parking facilities for the new house and is acceptable.

Condition 4- The submitted details of materials and windows have been revised following comments by the Council's conservation officer. The timber windows, metal rooflights and rendered facade are considered acceptable and are appropriate to the character of the new building and conservation area and the setting of the adjoining listed building.

Condition 11- The submitted Construction Method Statement has been revised following comments by the Council's transport officers. It is now considered acceptable and shows how the development will be carried out with minimal harmful impact on neighbour amenities and transport conditions.

The full impact of the proposed development has already been assessed.

Two objections have been received. These and the planning history of the site have been taken into account when coming to this decision

As such, the proposed details are in general accordance with policies A1, D1, D2, T1 and T4 of the London Borough of Camden Local Plan 2017.

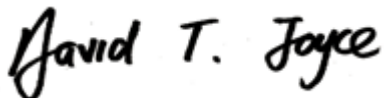
- 2 You are reminded that conditions 5 (privacy screen), 6 (evidence on water use), 7 (evidence on sustainability measures), 9 (PV panels) and 10 (kitchen rooflight) of planning permission granted on appeal dated 24.10.17 ref 2016/2507/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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