

Application ref: 2018/0108/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 14 December 2018

Development Management
Regeneration and Planning
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Joe Wright Architects Ltd
14 Manchester Road
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N15 6HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Flat 1, 1 Fordwych Road
London
NW2 3TN**

Proposal: Details of conditions 4a (windows, ventilation grilles, doors and gates) and 4b (timber cladding) pursuant to planning permission 2016/4917/P dated 03/01/2017 (for: Erection of single storey, wrap-around extension to ground floor flat).

Drawing Nos: 1603-01_PL_115, 01 REVC, 02 REVC, 03 REVC, 04 REVC, 05 REVC, 06 REVC, 07 REVC and the Design and Access Statement dated commissioned by Joe Wright Architects 04.06.2018.

Informative(s):

1 Reason for granting approval:

Condition 4 requires detail design of facing materials, windows, doors and gate. The submitted details show appropriate facing materials. 'Condition A' require details of the proposed window, which would be traditional sliding sash window with timber frame that would be painted white. The doors would be aluminium framed sliding doors and the side passage gate would be dark stained timber framed faced in shiplap cladding.

'Condition B' requires the manufactures specification of the proposed cladding

and the proposed rear extension would be constructed using stained Metsa Wood with vertical timber cladding. All the materials proposed formed the principles established by the approved scheme. The detailed design of these features and use of materials are considered to be very high quality and appropriate for this building and its neighbours and will not harm the character and appearance of the host building nor would the material be harmful to the setting of the neighbouring buildings.

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

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

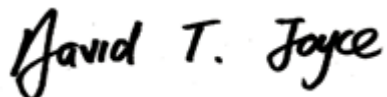
- 2 You are advised that all conditions relating to planning permission 2016/4917/P granted on 03/01/2017 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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

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