

Application ref: 2018/1749/P
Contact: Jaspreet Chana
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Date: 15 February 2019

Development Management
Regeneration and Planning
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alan morris architect
Unit 50 1 Prince of Wales Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
27 Leighton Road
London
NW5 2QG

Proposal:
Details required by 4a (external windows, doors and rooflights) and 4b (window and door frames, glazing, balustrades and roofing materials) of planning permission ref: 2016/4172/P dated 09/01/2017 (Erection of a new 2 storey dwelling house in garden at rear of 27 Leighton Road)

Drawing Nos: 140-P-020, 140-P-021, 140-P-023, 140-P-026, 140-P-025.

The Council has considered your application and decided to grant permission.
Informative(s):

1 Reasons for granting permission:

The submitted details have been reviewed by a Conservation officer and are considered acceptable and sufficient for the approval of condition 4.

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, on the character of the conservation area or on neighbouring amenity.

Condition 4b did require samples of materials to be submitted, however the samples were not considered necessary given the provision of photographs.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the details are in general accordance with Policies, D1 and D2 of the London Borough of Camden Local Plan 2017. The details are also in accordance with the London Plan 2016 and the National Planning Policy Framework, 2018.

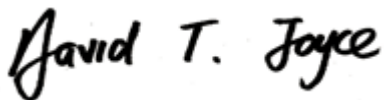
- 2 You are reminded that conditions 3 (Sample of materials) and 16 (Details of the green roof) of planning permission granted on 09/01/2017 ref. 2016/4172/P are outstanding and require details to be submitted and approved.

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

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