

Application ref: 2017/6989/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 20 April 2018

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

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

James Gorst Architects
16a Crane Grove
London N7 8NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Garden House
Vale of Health
London NW3 1AN

Proposal: Details of architectural details and facing materials required by condition 3 of planning permission dated 10.10.16 ref 2016/2600/P (for Various alterations and extensions to existing dwelling house, including erection of a front roof dormer with 2 windows and a rear roof dormer extension; replacement and installation of new windows to all elevations, relocation of chimney to flank wall, re-cladding with slate on all elevations and roof; removal of part of eastern embankment and raised terrace to provide ground floor verandah with terrace above at first floor level; installation of timber cladding on outhouse).

Drawing Nos: PR-DT-510, 511, 512, 513, 514, 515, 516, 517, 800, 801, 802, 902, 905, 906, 912, 915, 916; PR-EL-300, 301, 302, 303; PR-AS-540; GH16-059 (Condition 3a-details of facing materials)

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting approval-

The submitted details show an appropriate design of windows, doors, dormers, balustrades and veranda. They also show appropriate facing materials of slate cladding and roofing, zinc and timber cladding, aluminium windows, brickwork and concrete, following on from 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, appearance and setting of the neighbouring buildings, conservation area and adjoining Heath.

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

As such, the proposed details are in general accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

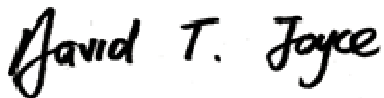
- 2 You are reminded that condition 8 (permeable paving and SUDS) of planning permission ref 2016/2600/P dated 10.10.16 is outstanding and requires details to be submitted and approved.
- 3 You are advised that applications submitted to discharge conditions 5 (landscape) and 7 (tree protection) (refs 2017/6992/P and 2017/7059/P respectively) are being currently assessed.

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