



Head of Development Management  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancreas Square  
c/o Town Hall  
Judd Street  
London  
WC1H 9JE

5<sup>th</sup> May 2023

Ref. SP19-1075

Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)**  
**Land adjacent to 1 St John's Wood Park, London, NW8 6QS**  
**Full Application involving Residential Curtilage Extension associated Landscaping and Boundary Treatments.**

We are instructed on behalf of our client, Almax Group, to submit a planning application involving an extension to the residential curtilage and associated landscaping of land associated with the above development site.

By way of background, on 25<sup>th</sup> November 2019, full planning approval (Ref. 2018/4763/P) was awarded for the following:

*"Redevelopment of former garage site to form 6 storey (plus basement) residential block containing 9no. units (3 x 4 bed duplexes, 3 x 3 bed flats and 3 x 2 bed flats) (Use Class C3), with associated amenity space, cycle store, plant, and waste storage."*

The original planning permission was varied by planning ref. 2019/6323/P which was approved on 15<sup>th</sup> July 2020 and permitted several design alterations to the scheme. A further section 73 application (Ref 2021/2368/P) was approved by the local planning authority on 13<sup>th</sup> April 2022 and which allowed for further design changes, following a detailed design and technical review.

The planning permission is extant. All relevant pre-commencement conditions have been discharged and the approved scheme has been built.

This planning application now seeks full (retrospective) planning approval for a modest extension to the residential curtilage of the approved development and subsequent landscaping works. Notably, in the context of this planning submission, landscaping details were approved under discharge of planning condition application Ref. 2021/2368/P. An extract of the previously approved landscaping plan is replicated below:

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The proposals look to “square-off” the rear residential garden curtilage delivering a larger garden for the benefit of flat 1 (designated family accommodation).

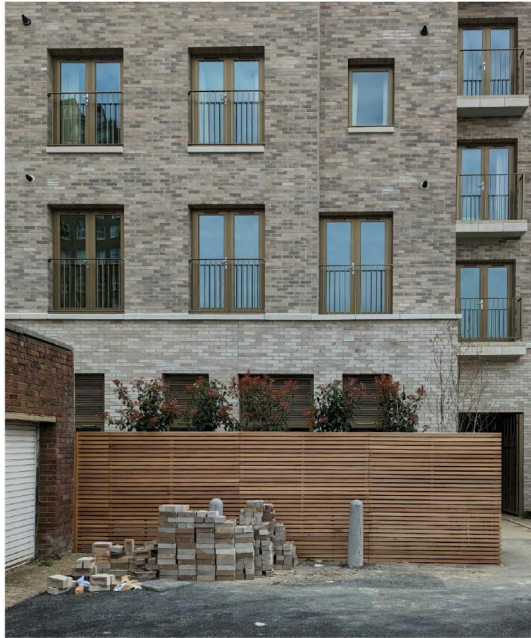
In addition to this covering letter, the planning application is accompanied by the following supporting documents:

- Location Plan;
- Proposed Site Plan;
- Side Elevation (South) As Proposed;
- Rear Elevation (West) As Proposed).

The full description of development is “*curtilage residential extension, associated landscaping works and boundary treatments.*”

As the photographs below indicate, the development follows the existing and exemplar high-quality build of the new development. As a result of the extension, the width of the garden for Flat 1 will increase from 4.805m to 11.6m.





The land, as shown in the external photograph above, is within our clients control and previously formed part of the adjacent private road (Middlefield (Road)).

The application site is not situated within any recognised landscape character or conservation area nor is it adjacent to any listed building or structure. The proposal gives rise to no residential amenity concerns. Rather, it results in a significant betterment to both the residential amenity and outlook of both the existing development and adjacent occupiers. Furthermore, it encourages security for unit 1, and does not preclude the safe and efficient operation of Middlefield Road in any way. The proposals are, wholly, befitting of planning permission and we look forward to discussing with Officers in due course.

I trust that you have sufficient information to process and validate the application. We will contact the appointed case officer upon receipt of the application.

In the meantime, if further information is required, then please do not hesitate to contact me.

Yours faithfully,

A black rectangular box redacting the signature of Alastair Thornton.

**Alastair Thornton**

Director

Encs.