

Application ref: 2022/5005/P
Contact: Elaine Quigley
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Date: 11 July 2023

Development Management
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Martin Evans Architects
49 Stoneleigh Terrace
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N19 5TZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat Basement And Ground Floor
62 Parliament Hill
London
NW3 2TJ

Proposal:

Details of hard and soft landscaping required by condition 7 of planning permission 2021/2777/P dated 05/12/2022 for external alterations including excavation of single storey basement, enlargement of existing lower ground floor, erection of single storey rear extension with terrace above and erection of rear garden outbuilding with parking space above.

Drawing Nos: Landscaping plan prepared by Landmark Trees dated April 2022;
62PHG-TEN-LC-01 Basement level; 62PHG-TEN-LC-01 Lower ground floor level and ground floor level.

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

Informative(s):

- 1 Reasons for approving details :-

Details of hard and soft landscaping are required by condition 7 of planning permission 2021/2777/P. The applicant has submitted basement, lower

ground and ground floor plans and a landscaping plan detailing the location and type of tree species and plants to be planted as well as the details of the paving of the front and rear gardens and lower ground floor terrace and parking area. The paving would be Yorkstone which would be an acceptable high quality, hard wearing material. The Council's Tree officer has reviewed the information and is satisfied that the landscaping details would provide high quality sustainable landscaping and would include a good choice of replacement trees which would reach a greater ultimate size than those to be removed. The landscaping plan confirms that the landscaped areas would be maintained until the planting has become established and any trees or plants that fail to establish in the first 5 years would be replaced by identical species.

The full impact of the proposed development has already been assessed as part of the determination of the original application.

The submitted information therefore sufficiently demonstrates that the works would achieve a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Condition 5 (SUDS) has been submitted to the Council and is pending consideration.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer