

Application ref: 2023/3364/P  
Contact: Alex Kresovic  
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Date: 27 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Godsmark Architecture  
Unit 9, Shoreditch Town Hall  
380 Old Street  
London  
EC1V 9LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**26 Malden Road**  
**London**  
**NW5 3HH**

Proposal:  
Details pursuant to condition 7 (hard and soft landscaping) of planning permission 2022/3065/P granted on 17 May 2023 for the erection of lower ground floor and upper ground floor rear extension, in addition to exterior alterations.

Drawing Nos: PA01 dated July 2022, PA15 dated March 2023, PA20 dated May 2023.

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

Informative(s):

1 Reasons for granting permission:

Condition 7 (hard and soft landscaping) requires the submission and approval of details in respect to all hard and soft landscaping, and means of enclosure of all un-built and open areas. The agent has provided a detailed landscape plan and information sheet which demonstrates suitable landscaping being provided onsite with a broad range of plants and trees that enhances biodiversity onsite.

The Council's Tree and Landscape Officer has reviewed the submitted

documentation and raised no objections. The details will ensure that the scheme will provide a good standard of biodiversity.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2022/3065/P granted on 17 May 2023 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 2021.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer