

Application ref: 2023/3507/P
Contact: Alex Kresovic
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Date: 12 October 2023

Development Management
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DP9 Ltd
100 Pall Mall
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**4 B Hampstead Hill Gardens
London
NW3 2PL**

Proposal:

Details pursuant to condition 10 (Hard and Soft Landscaping) of planning permission 2019/5835/P granted on appeal on 21 February 2022 for the demolition of existing 2-storey dwelling and erection of a new 3-storey and basement dwellinghouse.

Drawing Nos: Planning Cover Letter dated 24 August 2023 prepared by DP9; 01 301 Rev P03 dated 04.10.23; Materials Data Sheet.

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

Informative(s):

1 Reasons for granting permission:

Condition 10 (hard and soft landscaping) of planning permission 2019/5835/P, which was granted on appeal (Appeal Ref: APP/X5210/W/21/3272103) on the 21st of February 2022 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 full impact of the development has been considered during the determination of the original application.

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

- 2 You are reminded that conditions 5 (Construction Management Plan), 7 (Facing Materials) and 8 (Cycle Storage) of planning permission 2019/5835/P, which was granted on appeal (Appeal Ref: APP/X5210/W/21/3272103) on the 21st of February 2022 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer