

From: John Duffy
Sent: 16 October 2023 15:02
To: Planning
Cc: Laura Dorbeck
Subject: 82 Fitzjohn's Ave 2023/3626/P re Obs

Hi Laura,

I've reviewed the plans and documents that have been submitted in support of planning application 2023/3626/P for 82 Fitzjohn's Avenue, London, NW3 6NP, and have the following observations.

The application description is for the:

“Variation of conditions 2 (approved drawings) and 4 (tree protection details) and approval of condition 6 (landscaping details) of planning permission 2021/1787/P granted 12/01/2022 for alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees; namely, amendments to proposed garage, changes to landscaping and driveway, removal of consented shed, changes to tree protection method and removal of additional trees.”

The application site is located on the east side of Fitzjohn's Avenue, in the Fitzjohns Netherhall Conservation Area.

The application site is set back from Fitzjohn's Avenue, behind Number 84, and is accessed from via a long driveway.

The site is subject to a Construction Management Plan, as secured under planning permission 2021/1787/P, and is subject to on-going monitoring. The site is currently compliant with the CMP and a scheduled site visit is planned for early next year to ensure on-going compliance.

The proposals include the removal of the driveway turning head to enable more landscaping to be provided. It is considered that sufficient

hardstanding remains on site to enable vehicles to turn around within the site and exit in forward gear.

I have no objections to the proposals and do not require the imposition of any further transport conditions or obligations.

I trust that this is helpful.

Kind regards,

John Duffy
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