

Application ref: 2023/3457/P  
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Date: 23 October 2023

**Development Management**  
Regeneration and Planning  
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AZ Urban Studio  
2 John Street  
London  
WC1N 2ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**21 Maresfield Gardens**  
**London**  
**NW3 5SD**

Proposal:

Details pursuant to conditions 4 (Soft and Hard landscaping) and 10e (Bin Enclosure and Gates) of planning permission reference 2020/2938/P granted on 16 March 2021 as varied by reference 2021/4544/P dated 1 April 2022 for the 'Conversion of dwelling to four self-contained flats, erection of two-storey rear extension, enlargement of rear dormer, various alterations, cycle storage and outbuilding in the rear garden'.

Drawing Nos: 29, 30, 31 Rev 00 dated 22/08/2023

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

Informative(s):

#### 1 Reasons for granting permission:

Condition 4 (hard and soft landscaping) requires 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.

Condition 10e (Bin Enclosure and Gates) requires details of the bins enclosure, gates, and details of the materials to be used. The bin enclosure, located within the front garden, and side gate on the southern boundary, will be constructed from timber. The bin enclosure will have a maximum height of 1.65m, depth of 1m and length of 4.4m to cater for 6 bins, and the side gate will have a maximum height of 2m.

The Council's Tree and Landscape Officer and Conservaiton Officer have reviewed the submitted documentation and raised no objections and confirmed the details submitted are sufficinent to discharge the conditions.

It is noted, condition 10a, 10b, 10c, and 10d have been discharged under separate applications.

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, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2020/2938/P granted on 16 March 2021 as varied by reference 2021/4544/P dated 1 April 2022 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



Daniel Pope  
Chief Planning Officer