

Application ref: 2021/5513/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 10 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Akelius Residential Limited
25
5th Floor
25 Hosier Lane
LONDON
EC1A 9LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**24 Wedderburn Road
London
NW3 5QG**

Proposal:

Application for approval of details pursuant to condition 4 (trees, landscaping and means of enclosure) of planning permission 2019/3283/P granted 24/11/2021) including 'Amalgamation of 8 studio units to create 4 larger studio units at first floor level, the conversion of no. 22 and no. 23 units at third floor level into three units; erection of a single storey ground floor side and rear extension; replacement of two windows with double doors and associated Juliet balcony on the first floor rear elevation; replacement windows to the front, rear and side elevations; relocation of the side elevation ground floor door; alterations to the front boundary treatment; installation of a bin store and 2 visitor cycle parking spaces to the front garden; installation of 22 long stay cycle parking spaces to the rear garden; hard and soft landscaping to the front and rear gardens; removal of 2 trees in the rear garden; and associated external works'

Drawing Nos: WED-40121-08/19-LAP - 00; WED-40121-08/19-LAP - 01; WED-40121-08/19-LAP02; WED-40121-08/19-LAP - 03; Planting Schedule WED-40121-08/19-LAP04 (Revision: to drawing: WED-40121-08/19-LAP01 & 02); WED-40121-08/19-LA05-con; WED-40121-08/19-LA07-con-a; WED-40121-08/19-LA06-con.

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

Informative(s):

- 1 Condition 4 (Trees and landscaping) requires the submission and approval of details in respect to all hard and soft landscaping, and the means of enclosure of all un-built and open areas. The information demonstrates suitable landscaping being provided on site with a broad range of plants and trees that enhances biodiversity on site.

The details have been reviewed by the Council's Trees and Landscaping Officer who considers them acceptable, ensuring a scheme that takes account of biodiversity and the water environment.

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

As such, the details are in accordance with policies A3, D1, D2, CC2 and CC3 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2, NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 2 You are advised that all conditions relating to planning permission 2019/3283/P granted 24/11/2021 which need details to be submitted, have been approved.
- 3 This approves the details of the hard and soft landscaping only, and does not grant permission for any other works or structures not subject to the original planning permission.

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