

Application ref: 2023/2257/P
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Date: 23 November 2023

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CUBE Planning
20-22 Wenlock Road
London
N1 7GU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Eton Villas
London
NW3 4SG

Proposal:
Details pursuant to condition 4 (hard and soft landscaping) of Planning permission 2022/0017/P dated 29/09/2022 for: (enlargement of existing dormer windows to the front and rear elevations and alteration to the boundary and patio areas to the front and rear elevations).

Drawing Nos: Eton Villas_2022.0017-P_Discharge of Conditions Garden Drawing Pack (details of hard and soft landscaping, front and rear gardens; soft landscaping; hard landscaping; trellis)

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

Informative(s):

1 Reasons for granting approval:

The application seeks to discharge of condition 4 of planning permission 2022/0017/P which reads as follows:

Prior to relevant part of work begun, full details of hard and soft landscaping

and means of enclosure of all un-built, open areas, to include front and rear gardens have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 D2 of the London Borough of Camden Local Plan 2017.

The submitted details include a site plan showing the proposed new trees and shrubs to be planted, in conjunction with timber trellis and the proposed lawn which would offer greater biodiversity to the scheme and would be of an acceptable nature. The tree officer was consulted and no objection was raised.

Following concerns raised regarding the details of the stone pavement, a sample was provided onsite. The Conservation Officer has assessed the revised detail and is happy with the detail, therefore condition 4 can be discharged.

The full impact of the proposed development has already been assessed during the determination of the original application. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted 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 2022/0017/P granted on 20.09.2022 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 2023.

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