

Application ref: 2023/2725/P
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Date: 23 August 2023

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Patalab Architects
15 Garrett Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
34 Meadowbank
London
NW3 3AY

Proposal: Details required by condition 7 (landscaping) of planning permission ref 2021/6074/P dated 28/06/2023 for excavation of basement and ground floor rear extension.

Drawing Nos: Planning Statement dated 30 June 2023; 2104_A7410_rev01

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for approving details-

Condition 7 requires the submission of full details of hard and soft landscaping and means of enclosure of un-built open areas.

The submitted details demonstrate a high-quality landscaping with sufficient low level cover planting which contributes to the visual amenity and character of the host building and area. The planters and trellis to the boundary wall provide support for evergreen climbers. The details ensure that the scheme will provide an improvement to the existing hard standing and provide opportunity

for biodiversity and drainage. The details are considered sufficient to satisfy the requirements of the condition and it is recommended that the landscaping details be approved and condition 7 fully discharged.

The full impact of the proposed development has been assessed during the original application's determination.

No objections were received prior to making this decision. The site's planning history has been considered when coming to this decision.

As such, the submitted details are in accordance with policies A2, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 6 (piling method statement) of planning permission ref: 2021/6074/P granted subject to legal agreement on 28/06/2023 is outstanding and requires details to be submitted to and approved in writing by the local planning authority in consultation with Thames Water.

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