

Application ref: 2023/4495/P
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Development Management
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Ames House
26 Netherhall Gardens
London
NW3 5TL

Proposal:

Details of condition 7 (hard and soft landscaping) of planning permission 2022/4886/P dated 19/07/2023 (for Various alterations including replacement front entrance staircase with bike and bin stores below; new front gates; extension of rear lightwell and installation of upper ground floor rear balcony and staircase; installation of new and replacement windows and doors to front, rear and northern side elevations; and insertion of front and rear rooflights).

Drawing Nos: Site Location Plan P-100 Rev1, Proposed planting details: 01 Rev01, 02 Rev01, 03 Rev01, 04 Rev01, 05 Rev01. Proposed Section B-B A-351 Rev1, Proposed Garden Paving Plan 01 Rev01 (page 1&2). Cover Letter (Savills 17/10/2023).

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

Informative(s):

1 Reasons for granting consent:

Condition 7 of the approved scheme, reference 2022/4886/P dated 19/07/2023, requires that details of hard and soft landscaping including replacement trees should be provided for approval by the local planning authority.

The applicant has provided detailed drawings and supporting information to demonstrate the proposed hard and soft landscaping including the planting scheme for the site and details of proposed paving. The landscaping information includes a broad range of species that will enhance the biodiversity of the site in accordance with Council policy. A section drawing is provided to demonstrate the proposed changes in ground levels detailing the position of the new retaining walls and other earthworks. The details provided are considered to be acceptable.

The Council Trees and Landscaping Officer was consulted on the details provided and confirmed acceptability.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies A2, A3, A5, D1 and D2 of the Camden Local Plan 2017.

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