

Novak Hiles Architects

Supporting Letter to Planning Officer: Approval of Details Reserved by Condition

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

19th February 2024

Submitted with Application

Dear Planning Officer,

2023/2415/P. Excavation of new basement level; demolition of existing rear extensions and erection of replacement three storey rear extensions; fenestration alterations; reinstatement of original eaves line; installation of front and rear rooflights; front and rear landscaping alterations; and associated external works including installation of refuse and cycle storage.

**Address: 70 Lady Margaret Road, London, NW5 2NP
Applicant: Mr P Allard.
Permission Granted with Conditions, 13 December 2023.**

We write to provide you with the appropriate details and documentation to discharge planning condition 6 associated with the above consent.

Note that details to discharge the other conditions will be submitted as separate applications.

Overview of Planning Conditions and Information Submitted:

"Condition 6: No development shall take place until full details of hard and soft landscaping, to include details of at least two replacement trees, and means of enclosure of all un-built, open areas 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, A5, and D1 of the London Borough of Camden Local Plan 2017."

Please refer to drawing **NH110_A_3_01_600_P01_Condition_6_Hard_and_Soft_Landscaping_Plan**, submitted with this application. This document describes the proposed hard and soft landscaping, details for replacement trees, means of enclosure to boundaries, as well as proposed ground levels, as requested.

We trust the information submitted satisfies and discharges the above condition attached to planning permission granted for this development. Please do not hesitate to contact me should there be anything you would like to discuss further.

Yours sincerely,



Novak Hiles Architects

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