

Application ref: 2024/0671/P  
Contact: Sam Fitzpatrick  
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Date: 29 May 2024

**Development Management**  
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Novak Hiles Architects  
Flat 3  
29 Croftdown Road  
London  
NW5 1EL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**70 Lady Margaret Road  
London  
NW5 2NP**

Proposal:

Details required by condition 6 (hard and soft landscaping) of planning permission 2023/2415/P dated 13/12/2023 (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).

Drawing Nos:

Covering Letter (prepared by Novak Hiles Architects, dated 19/02/2024);  
NH110\_A\_3\_01\_600\_P01.

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

Informative(s):

1 Reasons for granting approval:

Condition 6 of planning permission 2023/2415/P required the submission of details of hard and soft landscaping, specifically to include at least two replacement trees and means of enclosure of un-built, open areas.

In order to satisfy the requirements of this condition, the applicant has provided a landscaping plan, which includes details of hard and soft landscaping, details of replacement trees, means of enclosure to boundaries, and proposed ground levels. There are seven new trees in total, which consist of three cherry trees, three birch trees, and one sorbus tree. These details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they are satisfied with the level of detail provided and that the replacement tree planting would be acceptable.

As such, the full requirements of condition 6 have been met, and the condition can now be fully discharged.

The full impact of the proposed development has already been assessed as part of application ref. 2023/2415/P dated 13/12/2023.

On this basis, the submitted details are sufficient to discharge condition 6 and would ensure that the appropriate details are secured to ensure that the development will achieve a high quality of landscaping that contributes to the visual amenity and character of the area, in accordance with the requirements of Policies A2, A3, and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2023/2415/P granted on 13/12/2023 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 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