

Application ref: 2024/2541/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 5 August 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Town & Country Planning Limited
13 Evelyn Road
Cockfosters
Herts
Barnet
EN4 9JT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**100 Haverstock Hill
London
Camden
NW3 2BD**

Proposal:

Approval of details pursuant to conditions 4 (hard and soft landscaping and means of enclosure) and 6 (tree protection measures) of planning permission 2023/5421/P granted on 01/05/2024 for 'Removal of retaining wall in front of the lower ground floor window, provision of metal gates within opening in front boundary wall and formation of lawn with bin store, cycle store and planters along side boundary (with no. 102)'.
Drawing Nos:

Drawing Nos:

Phase II Arboricultural Impact Assessment (AIA) (Russell Ball - 31/07/2023), Tree Root Guiding, Gate details - WLS/HB??/SEC/G/001 - Elevations, Track Plan Views, Laura Munton Gardens - Landscaping : Landscape Design notes, Masterplan, Setting out plan, Planting plan, Lighting plan - 11/06/2024

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

Informative(s):

- 1 Reasons for approving submitted details:

Planning permission 2023/5421/P granted on 01/05/2024 was for 'Removal of

retaining wall in front of the lower ground floor window, provision of metal gates within opening in front boundary wall and formation of lawn with bin store, cycle store and planters alongside boundary (with no. 102)'.

Condition 4 of the planning permission 2023/5421/P requires details of hard and soft landscaping and the means of enclosure to be submitted and approved (and thereafter provided) and condition 6 of the planning permission requires details of tree protection measures during the works to be submitted and approved (and implemented).

The landscaping details provided by Laura Munton Gardens include a front lawn with some pavers, the retention of existing trees (olive, sycamore) and shrubs (e.g. lilac) and abundant new planting (167 plants indicated).

5 modest wall lights are proposed to light the path/bin store/cycle store and 2 ground lights which turn on with the gate opening and closing.

The sliding metal gates are proposed to be 1.8m high and 3.15m wide.

The Tree Protection Measures are set out in the Arboricultural Implications Assessment and include pre-commencement site meeting, arboricultural pruning/removal works, temporary tree protection barriers, measures during construction (e.g. storage area for materials, construction exclusion zone) site supervision and removal of temporary tree protection barriers.

The proposed metal gates, hard and soft landscaping details and tree protection measures would protect the character and appearance of the Conservation Area, preserve the biodiversity potential of the site and result in a sustainable form of development which would have ecological benefits and not result in any increase in flood risk or water run-off. There would be no undue harm to the amenity of any neighbouring occupiers.

As such, the proposed details comply with policies A1, D1, D2, CC1 and CC2 of the Camden Local Plan 2017. They also comply with the London Plan 2021 and the NPPF 2023.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer