

Application ref: 2024/2904/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 21 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

K Bava Architects Limited  
113 Muswell Avenue  
London  
N10 2EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**35A Broadhurst Garden/s**  
**London**  
**NW6 3QT**

Proposal:

Discharge of condition 5 (building foundations) of planning permission 2023/4491/P, granted 18/03/2024 for demolition of existing garden room and construction of an outbuilding with a link to the rear of the existing building and alterations to the rear side, lower ground floor facade.

Drawing Nos:

0598-01/S Rev A; Typical Screw Pile & SIP Construction; BG-1; British Geological Survey; Helicap Summary Report.

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

Informative(s):

- 1 Condition 5 (building foundations) states that details of the design of building foundations and the layout and levels of service trenches and other excavations so far as these items may affect trees shall be submitted. The applicant has provided drawings containing details of building foundations.

The submitted information has been reviewed by Council's Tree and Landscape Officer who has confirmed that the submitted information is sufficient for condition 5 to be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on trees.

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

- 2 You are advised that all conditions relating to planning permission 2023/4491/P dated 18/03/2024 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 2023.

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