

Application ref: 2024/0805/P
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Date: 14 October 2024

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MRPP
21 Buckingham Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Approval of Details Granted

Address:
38 Frognal Lane
London
NW3 6PP

Proposal:

Hard and soft landscaping details required by condition 11 of permission ref 2020/4667/P dated 27/07/2021 for erection of replacement 2 storey dwelling plus basement following demolition of existing building.

Drawing Nos: Masterplan Back Garden - 90-001 P1; Masterplan Front Garden - 90-003 P1; Back Garden Softscaping - 90-002 P1; Front Garden Softscaping - 90-004 P1; Proposed Softscaping prepared by Ruth Willmott dated February 2024 (pages 7-9 only)

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

Informative(s):

1 Reasons for granting approval

The hard and soft landscaping details were revised in response to comments from the Council's Tree and Landscape officer. The proposed landscaping is informed by Policy BG1 of the Redington Frognal Neighbourhood Plan, as required by the condition. Five new trees in the front garden would be provided which have been chosen because of their biodiversity value. In addition, the front boundary would be planted with native holly. The driveway would be permeable and transport have confirmed that the landscaping would limit the car parking to 2 vehicles only, as required by the condition. Any further cars parked on the entrance driveway would block the car parking for 2 vehicles and prevent them from departing/arriving. Four new trees would be provided in the rear garden and the fire pit has been relocated so as not harm an existing tree.

Only a small area of non-permeable paving is proposed. The submitted details demonstrate that the development would achieve a high quality of landscaping which contributes to visual amenity and character of the area and biodiversity.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A2, A3, D1 and D2 of the Camden Local Plan 2017 and Policy BG1 of the Redington Froggnal Neighbourhood Plan.

- 2 You are reminded that the following conditions of planning permission granted on 27/07/2021 ref: 2020/4667/P remain outstanding and require details to be submitted to and approved by the local planning authority:

Prior to commencement of relevant works:
Condition 18 (details of electric vehicle charging point).

Prior to occupation:
Condition 6 (evidence of accessible dwellings),
Condition 8 (evidence of implementation of renewable energy measures),
Condition 9 (details of solar panels),
Condition 15 (evidence of implementation of Whole Life Carbon measures)

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