

Application ref: 2024/2680/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 6 November 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)

Leigh & Glennie Ltd  
6 All Souls Road  
Ascot  
SL5 9EA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Garden House**  
**Vale Of Health**  
**London**  
**NW3 1AN**

Proposal: Details submitted in relation to conditions 5 (landscaping), 7 (trees), and 8 (SUDs) of approved application 2019/3977/P (for: Various alterations and extensions to existing dwelling house (Class C3), including erection of a front roof dormer with 2 windows and a rear roof dormer extension; replacement and installation of new windows to all elevations, relocation of chimney to flank wall, re-cladding with slate on all elevations and roof; removal of part of eastern embankment and raised terrace to provide ground floor verandah with terrace above at first floor level; installation of timber cladding on outhouse.)

Drawing Nos: EX-GA-050 rev T1, PR-GA-050- rev T3 (dated 29.1.19 and marked 'drainage note added'); L005-tree planting pit landscape detail- Nyssa Sylvatica by MFoster Nov 2018; Arboricultural Method Statement dated 7.12.18 ref AMS/MF/0113/18 by Marcus Foster; Tree and Landscape report dated 12.12.17 ref AR/MF/053/17 by Marcus Foster; tree protection plan T007, 1377- C01 rev B; PR-SK-500 rev T1; PR-GA-050 rev T4; S-50000 rev P02, S-50001 rev P02; Basement Impact Assessment dated 08/12/2017 by Eckersley O'Callaghan; Planning Condition Discharge Report - Storm Drainage dated September 2019 by Infrastructure Design Studio; email from agent dated 6.8.20 in response to City comments.

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

Informative(s):

- 1 An application has been made to discharge conditions 5, 7 and 8 of planning permission 2019/3977/P dated 04/06/2020. These were previously discharged in principle in relation to former permission 2016/2600/P under planning references 2017/6992/P, 2017/7059/P and 2019/3988/P.

In relation to condition 5, the landscaping scheme as previously revised (under 2017/6992/P) in regard to the garden facing the pond shows a variety of soft planting including lawns, hedges, trees and shrubs, as well as retained trees of amenity value, plus permeable paving. The drainage channels will not now interfere with tree root protection areas. The details are considered to be high quality and suitable for the site and they will contribute to the visual amenity, biodiversity and character of the area as well as enhancing the public realm as viewed from the Heath.

In relation to condition 7, the arboricultural report is considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012. The details will ensure the preservation of the landscaped character of the conservation area as well as the public realm as viewed from the Heath.

In relation to condition 8, the submitted details of a sustainable urban drainage system as previously revised and added to, are considered acceptable. They show an appropriate attenuation of surface water runoff with no impact on flood risk. The City of London have been consulted and confirm their continued consent to the discharge of surface water to the Vale of Health pond as previously agreed.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building, character of conservation area or neighbouring amenity.

There have been two consultation responses received, concerning the management the site and compliance with the construction management obligations. While noted, neither of these directly relate to the conditions to which this application pertains. The re-discharge of these conditions will assist the recommencement of the project which should in turn enable the addressing of these issues. The Planning Enforcement team are already involved in such issues on the site.

As such, the proposed details are in general accordance with policies CC1, D2, A2, A3 and C1 of the London Borough of Camden Local Development Framework Core Strategy, and policy CC1, CC3, D1 and CC4 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 3 (detailed drawings/samples) of planning permission granted on 04/06/2020 ref 2019/3977/P is outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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