

Application ref: 2024/4717/P
Contact: Ewan Campbell
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Date: 2 December 2024

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Farrow Silverton
6 Hale Lane
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Mill Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1-2
34 Fitzjohn's Avenue
London
NW3 5NB

Proposal:

Details for conditions 5 (Tree Protection) and 7 (Cycle Storage) for planning permission 2024/0361/P dated 02/10/2024 for 'Creation of an additional unit on lower ground floor, single storey rear extension at lower ground floor level, installation of new side windows and ramped access. Relocation of front entrance door and replacement with window and landscaping to the front and rear.'

Drawing Nos: 05/1134/PLAN/180, 05/1134/PLAN/200_A, Arboricultural Method Statement (101 971) and Note document

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

Informative(s):

- 1 Reasons for granting permission/consent-

The approval of details application for conditions 5 (Tree Protection) and 7 (Cycle Storage) follows on from the previously approved application for planning permission 2024/0361/P dated 02/10/2024

In relation to tree protection (condition 5), the Council's tree officer has assessed the proposal and considered the details are acceptable and in line with the details secured in the original application.

For conditions 7 (cycle storage), in consultation with the transport officer, the plans submitted in support of 2024/0361/P did not show any cycle parking on them, hence the provision of this information was secured by condition in order for the development to be compliant with Policy T1 of the Camden Local Plan and London Plan cycle parking standards.

The plan submitted in support of the current application shows a 2 space cycle store located within the front garden of the property. It is considered that this meets the requirements of Condition 7 and accordingly the condition can be discharged.

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 buildings and street scene or on neighbouring amenity.

As such, the proposal is in general accordance with policies A2, A3, T1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 2 You are advised that all conditions relating to planning permission 2024/0361/P dated 02/10/2024 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 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



Daniel Pope
Chief Planning Officer