

Application ref: 2024/5091/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 12 February 2025

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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
5B Prince Arthur Road
London
NW3 6AX

Proposal: Details of condition 10 (Landscaping) of planning permission ref. 2020/5974/P dated 26/07/2022 (for Demolition of existing dwelling and construction of replacement dwelling with basement and associated landscaping).

Drawing Nos: Landscape structure plan dated December 2024 dr TP and 5B Prince Arthur Road by Tretec.

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

Informative(s):

1 Reason for consent:

This condition requires details of hard and soft landscaping and means of enclosure of all un-built, open areas including details of any proposed earthworks including grading, mounding and other changes in ground levels. The condition is clear that landscaping details should not allow for more than one off-street parking space to be accommodated on site and this is shown on the proposed plan.

The details have been assessed by the Council's landscaping team and are

considered sufficient to discharge planning condition 10. It is considered that that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and to ensure that the development does not create additional off-street car parking.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies A2, A3, A5, D1, D2 and T2 of the London Borough of Camden Local Plan 2017 and Policies BA1, NE4, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are advised that conditions 3 (materials), 4 (ASHP), 6 (Cycle parking) and 18 (demolition waste) are still outstanding and require details to be submitted relating to ref. 2020/5974/P dated 26/07/2022.

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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer