

Application ref: 2025/0079/P
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Date: 21 February 2025

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

1 Balmore Street
London
N19 5DA

Proposal:

Details pursuant to condition 5 (planting species details) of planning permission 2023/1042/P dated 9 August 2023 for "Replacement of existing rear extension with new single storey rear extension, new single storey side extension and a masonry boundary wall along the eastern boundary".

Drawing Nos: 1043-DR-3100-P05 and 1043-DR-3100-P02.

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

Informative(s):

1

Reason for consent:

This condition requires planting details for the front (public walkways facing) facade of the brick flank wall. The planting shall include Holly, variety Nollie Stevens as well as Pyracantha (evergreen). The details have been assessed by the Council's landscaping team and are considered sufficient to discharge planning condition 5. It is considered that the details protect the interests of visual amenity.

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 D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are advised that condition 4 (Samples) is still outstanding and require details to be submitted relating to ref. 2023/1042/P dated 9/8/23.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer