

Application ref: 2024/5766/P  
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Date: 26 February 2025

**Development Management**  
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Wolff Architects  
16 Lambton Place  
London  
W11 2SH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**2 Elsworthy Terrace**  
**London**  
**NW3 3DR**

#### Proposal:

Details pursuant to Condition 8 (Landscaping details) of planning permission 2024/1995/P dated 31 July 2024 for "Alterations and additions to the existing terraced dwelling, including; lower ground floor rear extension, replacement windows at rear and front elevations, replace existing second floor front and rear dormers with new dormers and erect an additional, second dormer on the rear elevation; remove existing rooflight and install four new rooflights; construct new sunken rear garden, erect new outbuilding; install new air conditioning condenser unit in an acoustic enclosure in the rear garden; extend existing front light well and erect a new cycle store and bin enclosure at the front elevation; rebuild the front boundary wall with hedge planter to rear".

#### Drawing Nos:

Terrace layout plan V2 and Terrace layout front garden V2 dated 25/2/25.

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

Informative(s):

1 Reason for granting consent:

Condition 8 requires details of hard and soft landscaping and means of enclosure of all un-built, open areas. Front and rear garden landscaping plans were provided, and the front boundary hedge was revised to a privet hedge which is more in keeping with the surrounding area. The details have been assessed by the Council's Landscaping team and are considered sufficient to discharge. It is considered that that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

The full impact of the proposed development has already been assessed. One comment was received outlining that a privet hedge would be more appropriate for the front garden. A revised plan was provided to address this.

As such, the details are in general accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. 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 13 (green roof) is still outstanding and require details to be submitted relating to ref. 2024/1995/P dated 31/7/24.

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