

Application ref: 2025/0433/P
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Date: 28 March 2025

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Simon Miller Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**3 Crediton Hill
London
NW6 1HT**

Proposal:

Details required by condition 5 (hard and soft landscaping) of planning permission 2024/3860/P dated 01/11/2024 (Erection of outbuilding to rear garden).

Drawing Nos:

580 4EX00; 580 4EX01; P 001; P 002; P 003; P 004; P 005; P 006; Tree Protection Plan (prepared by MWA Arboriculture); Arboricultural Appraisal Report Rev 01 (prepared by MWA Arboriculture, dated 27/01/2025); Planting Specification (prepared by Wareing Design); Species Aftercare Specification (prepared by Wareing Design).

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

Informative(s):

1 Reasons for granting approval:

Condition 5 required the submission of full details of hard and soft landscaping, including any proposed earthworks and grading, as well as details of replacement trees. Although the applicant has applied to discharge condition 6 of the original permission too, this is a compliance condition and does not

require discharge.

The applicant has provided details including landscape plans, planting specifications, and species aftercare information. These show that the applicant would plant a number of new trees and carry out hard and soft landscaping works to the rear garden in the area of the approved outbuilding, including introducing new planting beds and raised decking. These details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they would retain soft landscaping and continue to ensure adequate protection for retained trees. The works are considered to satisfy the requirements of condition 5, which can therefore be discharged. As set out by condition 6, all landscaping works shall be carried out in accordance with these approved landscape details.

The full impact of the proposed development has already been assessed under permission 2024/3860/P. The planning history of the site has been taken into account when coming to this decision.

On this basis, the details provided are sufficient to allow for the full discharge of condition 5, and the details are in general accordance with policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2024/3860/P granted on 01/11/2024 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