

Application ref: 2025/0499/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 3 April 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

Newmark Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
82 Fitzjohn's Avenue
London
NW3 6NP

Proposal: Amendments to the approved landscaping scheme including increase in number of approved and retained trees and other ancillary landscaping changes to 2023/3626/P dated 10/07/2024 for: ('Variation of conditions 2 (approved drawings) and 4 (tree protection details) and approval of condition 6 (landscaping details) of planning permission 2021/1787/P granted 12/01/2022 for alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees; namely, amendments to proposed garage, changes to landscaping and driveway, removal of consented shed, changes to tree protection method and removal of additional trees')

Drawing Nos: Plans:

Superseded: 496.PL.102 Rev A; 496.PL.103 Rev A; 496.PL.003, 496.PL.004, 496.PL.005; 496.PL.006; A-PL-00-350; A-PL-00-415

Proposed: LA-046-001, rev D; LA-046-002, rev B; LA-046-003, rev A; LA-046-004, rev A; LA-046-005, rev A; LA-046-006, rev A; LA-046-007, rev C; LA-046-204, rev C; LA-046-205, rev A; LA-046-001 HSC, rev 0;

Supporting information: Cover letter prepared by Newmark, NTH/CHST/HDA/U0013857, 5/02/2025; 5 Year Maintenance Plan; Arboricultural Impact Assessment prepared by Tree Frontiers, 190809-200-RPT-AIS-NMA-LAN, 7/03/2025; Plant Schedule; Landscaping works - Hard vs Soft Comparison document, 22/11/2024;

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2023/3626/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

Existing drawings: A-PL-00-000, A-PL-00-100, A-PL-00-101, A-PL-00-102, APL-00-103, A-PL-00-104, A-PL-00-105, A-PL-00-106 rev C, A-PL-00-107, APL-00-108, 496.PL.001.

Proposed drawings: A-PL-00-300 Rev A , A-PL-00-301 Rev B , A-PL-00-302 Rev A , A-PL-00-304 Rev D , A-PL-00-308 , A-PL-00-310 rev A (Proposed Elevations), A-PL-00-311 Rev D , A-PL-00-312 Rev A , A-PL-00-321 Rev A , A-PL-00-322 rev B , A-PL-00-310 (Proposed Typical Window Details), 484.PL.101 Rev A, LA-046-005 Rev A; LA-046-006 Rev A; LA_046_007 Rev C; SK170227, 496.PL.002; LA-046-003 Rev A; LA-046-002 Rev B; LA_046_001_82 Rev 0; LA_046_001_82 Rev D; LA_046_001_82 Rev D; LA-046-004 Rev A; LA_046_204 Rev C, LA_046_205 Rev A;

Comparison drawings:A-PL-00-401, A-PL-00-402, A-PL-00-404, A-PL-00-405, A-PL-00-407, A-PL-00-410 rev C, A-PL-00-411 rev A, A-PL-00-412 rev B, A-PL-00-413, A-PL-00-414 rev C, A-PL-00-416 , APL-00-501, A-PL-00-502, A-PL-00-503, A-PL-00-504, A-PL-00-505,

Documents: Design and Access Statement dated April 2021, Design and Access Statement dated October 2023, Heritage assessment dated March 2021, letter from Gerald Eve dated 13 April 2021, letter from Gerald Eve dated 10 October 2023, letter from Newmark dated 05 February 2025; Whole life carbon assessment rev A dated 01/04/2021, Thermal comfort analysis rev A dated 01/04/2021, Energy and Sustainability Statement rev A dated 01/04/2021, Photographic survey dated February 2021, Cellweb TRP Installation guide, Plant Schedule prepared by Jinny Blom rev 03/08/2023, File note prepared by Tree Frontiers dated 21/06/2023, Arboricultural Impact Statement prepared by Tree Frontiers dated 07/03/2025, 5 Year Landscape Maintenance Plan prepared by Jinny Blom dated 11/07/2023; Comparison Table - Hard vs Soft Landscaping dated 22 November 2024; Tree Comparison Table; and Plant Schedule.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval:

The proposal is to make changes to the landscaping scheme approved under 2023/3626/P, which was a Section 73 application to a previous scheme which secured the removal of additional trees at the site to facilitate a landscaping scheme. The landscaping updates also reflect a new front boundary treatment approved under 2025/0686/P, dated 24/03/2025; a new plant room and removal of a proposed garage approved under 2025/0498/P dated 21/03/2025, and a new porte cochere approved under 2025/0501/P dated 10/03/2025.

The proposed amendments to the landscaping scheme increase in the number of retained trees by 3 and increase in the number of new trees by 3. This application also includes details of internal access gates approved under the extant permission, and detail improved accessibility measures into the property.

When compared to the approved position, the proposals would result in an increase in soft landscaping and a reduction in hard landscaping and built elements within the garden, which is considered to be a betterment. It is proposed to retain a greater number of trees (3) when compared to the approved position, as well as planting a greater number of new, replacement trees (3).

A Plant Species List and Landscaping Maintenance Plan are included within the submission detailing proposed measures to ensure the proposed landscaping details are well maintained in the long term.

The internal gates are of an appropriate height and quality and would not be overly prominent to the public realm due to setbacks from external boundaries and or screening by existing boundary treatments, such that the character and appearance of the conservation area would be maintained.

The rear steps to access the rear dwelling have been removed and replaced with level access from the approved porte cochere.

Overall, the changes to the approved landscaping scheme ensure an appropriate proportion and layout of hard and soft landscaping at the site would remain, in particular sufficient provision is made for the retention of existing trees and reprovion of new trees.

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2023/3626/P and any subsequent approved variations.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10/07/2024 under reference number 2023/3626/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.