

Application ref: 2025/0500/P  
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Date: 8 April 2025

**Development Management**  
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Newmark Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**82 Fitzjohn's Avenue**  
**London**  
**NW3 6NP**

#### **Proposal:**

Redischarge of landscaping details required by condition 6 of planning permission 2023/3626/P granted 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: LA-046-001, rev 0; 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;

Supporting information: Cover letter prepared by Newmark, ref.  
NTH/CHST/HDA/U0013857, 5/02/2025; Landscaping works - Hard vs Soft Comparison

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

Informative(s):

1 Reasons for granting approval-

Details have been submitted to discharge Condition 6 relating to the provision of hard and soft landscaping and means of enclosure of all un-built, open areas, including details of replacement planting, including a list of species and maintenance schedule.

The proposed amendments to the previously approved landscaping details under 2023/3626/P, increase the number of retained trees by 3 and increase in the number of new trees by 3.

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 Plant Species list itself details an appropriate mix of planting species at the site and the planting would be appropriately arranged within the soft landscaping areas provided.

Overall, the changes to the approved landscaping details ensure a high quality of visual amenity would be maintained in the scheme.

The full impact of the proposed development has already been assessed under the original application.

As such, the proposed development is in general accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2, NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

2 You are advised that all conditions relating to planning permission granted on 10/07/2024 ref. 2023/3626/P 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

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

Daniel Pope  
Chief Planning Officer