

Delegated Report		Analysis sheet	Expiry Date:	31/05/2013
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Tom Little			2013/1976/P	
Application Address			Drawing Numbers	
Front Garden Flat 61 Belsize Park Gardens London NW3 4JN				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details required by condition 4 (Hard and soft landscaping) of the planning permission granted on 15/11/2010 (Ref:2010/5130/P) for the creation of an entrance door from an existing window, formation of a patio area and installation of a staircase at front lower ground level to existing self-contained flat.				
Recommendation(s):	Granted			
Application Type:	Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	1
			No. electronic	00		
Summary of consultation responses:	Although no formal consultation was made by the Council as this is an approval of details, one objection was received stating that the new hedging plants were too small and would take to long to restore the visual impact of the original hedge.					
CAAC/Local groups* comments: *Please Specify	None					

Site Description

The site is the front garden of a semi-detached house located within the Belsize Park Conservation Area.

Relevant History

Planning permission granted on 15/11/2010 (Ref:2010/5130/P) for the creation of an entrance door from an existing window, formation of a patio area and installation of a staircase at front lower ground level to existing self-contained flat.

Relevant policies

LDF Core Strategy and Development Policies

CS14- Promoting high quality places and conserving heritage

DP25- Conserving Camden's heritage

Assessment

The details submitted pursuant to the discharge of condition 4 (Hard and soft landscaping) of the planning permission granted on 15/11/2010 (Ref: 2010/5130/P) are considered to show a suitable replacement hedge. Although the hedge is currently small and does not have the impact on the street scene of removed hedge, it is considered to be acceptable as smaller plants are more easily transplanted and likely to become successfully established.

It is recommended that the application to discharge condition 4 (Hard and soft landscaping) of the planning permission granted on 15/11/2010 (Ref: 2010/5130/P) is approved.