

Delegated Report		Analysis sheet		Expiry Date:		13/09/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/3790/P			
Application Address				Drawing Numbers			
Garages to rear of 15 Elsworthy Terrace Elsworthy Road London NW3 3BT				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to condition 3 (hard and soft landscaping) of planning permission granted 17/01/12 (Ref: 2011/1828/P for the erection of single-storey building with two basement levels and front lightwells for use as a single-family dwellinghouse (Class C3) and alterations to boundary raising the brickwork and installing sliding timber gates (following the demolition of existing garages).							
Recommendation(s):		Approve					
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	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application relates to a single storey domestic garage building on the south side of Elsworthy Road opposite the junction with Lower Merton Rise. The building was constructed as a double and two single garages.

Relevant History

Planning permission granted 17/01/12 (Ref: 2011/1828/P for the erection of single-storey building with two basement levels and front lightwells for use as a single-family dwellinghouse (Class C3) and alterations to boundary raising the brickwork and installing sliding timber gates (following the demolition of existing garages).

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP24- Design

Assessment

The proposed landscape details comply with the original consent and are considered acceptable. Lawn will be provided in the front garden with boundary treatment comprising of a brick boundary wall and planters containing appropriate tree species.

The details are considered to enhance the quality of the streetscape.

Recommendation: Approve

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