

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	07/08/2012
		N/A / attached	<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>	
Tom Little			2012/2503/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Wildwood Lodge 9 North End London NW3 7HH				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>Details of trees, hard and soft landscaping required by Conditions 3 &amp; 4 of planning permission granted on 19/11/2011 (ref: 2010/4924/P for the renewal of planning permission (ref 2007/2895/P) granted on 1/10/2007 for the erection of a replacement garage with rear courtyard and lightwell, and excavation of additional basement level to provide a swimming pool and ancillary plant, as an amendment to the planning permission dated 7/11/06 (Ref: 2006/3956/P) for demolition of one and two storey rear extensions, side garage and side conservatory and erection of replacement two storey plus basement rear extension with pitched roof, one storey rear kitchen extension, single storey west side extension and single storey east side conservatory extension, plus associated external alterations, and alterations to front boundary wall</p>				
<b>Recommendation(s):</b>		Granted		
<b>Application Type:</b>		Approval of Details		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	No A/O					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>The Council received the following comment from the Heath and Hampstead Society: No documents are available on your website relating to this application (for the second week running) We are keen to look at these; please make them available, and ensure that the date for comment is extended accordingly.</p> <p>No comments were made following documents being made available.</p>					

## Site Description

The site has a large garden with several mature trees and is located within Hampstead conservation area.

## Relevant History

Planning permission granted on 19/11/2011 (ref: 2010/4924/P for the renewal of planning permission (ref 2007/2895/P) granted on 1/10/2007 for the erection of a replacement garage with rear courtyard and lightwell, and excavation of additional basement level to provide a swimming pool and ancillary plant, as an amendment to the planning permission dated 7/11/06 (Ref: 2006/3956/P) for demolition of one and two storey rear extensions, side garage and side conservatory and erection of replacement two storey plus basement rear extension with pitched roof, one storey rear kitchen extension, single storey west side extension and single storey east side conservatory extension, plus associated external alterations, and alterations to front boundary wall

## Relevant policies

### LDF Core Strategy and Development Policies

- CS14- Promoting high quality places and conserving heritage
- CS15- Open space and biodiversity
- DP22- Sustainable design and construction
- DP23- Water
- DP24- Securing high quality design
- DP25- Conserving Camden's heritage

## Assessment

The details submitted pursuant to the discharge of condition 3 trees to be retained and protected on site and condition 4 of the planning permission ref: 2010/4924/P granted on 19/11/2011 show a tree protection scheme and methodology which is in line with BS5837:2012 Trees in relation to design demolition and construction and will prevent trees to be retained from being damaged during the implementation of the proposal; Replacement planting which will adequately replace the visual amenity lost where trees have been removed to implement works; Hard and soft landscaping which is permeable where appropriate and using materials (recycled cobbles and Yorkstone pavers) which are considered to be sympathetic to the character of the area.

It is recommended that conditions 3 and 4 of the planning permission ref: 2010/4924/P granted on 19/11/2011 are discharged.

**Disclaimer**

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