

Delegated Report		Analysis sheet		Expiry Date:		01/02/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Little				2011/6312/P			
Application Address				Drawing Numbers			
3 Holford Road London NW3 1AD				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of hard and soft landscaping required by conditions 3 and 4 of planning permission dated 4 June 2010 ref. 2009/4699/P for excavation to create a rear basement floor level for single family dwellinghouse (Class C3).							
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	00	
			No. electronic	00			
Summary of consultation responses:		No A/O					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

The application site comprises a detached single family dwellinghouse located on the east side of Holford Road, between the junctions with East Heath Road (to the north) and Cannon Place / Hampstead Square (to the south). The front garden area at the host property largely comprises hard standing and there is a substantial rear garden. The application site is located within Hampstead Conservation Area.

Relevant History

Planning permission dated 4th June 2010 ref: 2009/4699/P for excavation to create a rear basement floor level for single family dwellinghouse (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS14- Promoting high quality places and conserving heritage

CPG 1 (section 6 – landscape/trees)

DP25- Conserving Camden's heritage

DP24- Securing high quality design

Assessment

The details submitted pursuant to the discharge of condition 3 hard and soft landscaping of the planning permission dated 15th August 2011 ref: 2009/4699/P are considered to show an acceptable scheme including the reinstatement of the rear garden with additional trees and increased planting area in the front garden reducing the amount of hard standing.

It is recommended that the application is approved.

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