

Delegated Report		Analysis sheet		Expiry Date:		29/09/2011	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Little				2011/3598/P			
Application Address				Drawing Numbers			
Land at rear of 40, 42 & 44 Hillfield Road London NW6 1PZ				1581.13.01 rev. B; 158.11.01 rev. D; 1581.16.01; 3127-320; hr5/01			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details pursuant to condition 6 (full details of hard and soft landscaping and means of enclosure of all un-built, open areas) of planning permission 2007/4040/P granted 24/12/2009 for the erection of four two-storey houses to replace four garages on the site within the rear gardens.							
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:	None						
CAAC/Local groups* comments: *Please Specify	None						

Site Description

The site relates to the rear gardens/garages of nos. 40, 42 and 44 Hillfield Road. It includes approximately 50% of the rear open gardens of 40-44. Each rear garden boundary is also the northern edge of Mill Lane and each address has a double garage facing and accessed from Mill Lane. The site sits opposite part of the designated Mill Lane Neighbourhood Shopping Centre and is not within a conservation area.

Relevant History

Planning permission ref: 2007/4040/P granted on the 24th December 2009: The erection of four two-storey houses to replace four garages on the site within the rear gardens.

Relevant policies

LDF Core Strategy and Development Policies

DP23- Water

DP24- Securing high quality design

Assessment

The details supplied pursuant to the discharge of condition 6 of the planning permission 2010/4040/P requiring details of the hard and soft landscaping and means of enclosure of un-built areas are considered to be acceptable.

Details of tree planting are considered to show trees of a suitable size to screen the development from across the road providing an immediate visual impact and that the trees will be sustainable.

Details of areas of hard standing are considered to show adequate drainage including a sump and trap to control storm water runoff.

Details of means of enclosure to the rear of the property comprising of wooden screening panels are considered to provide adequate screening and to be similar to the existing fencing.

These details are considered to be acceptable.

It is recommended that the condition is discharged.

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