

Fidler Associates Ltd  
31 Hillside Road  
Northwood  
HA6 1PY

Application Ref: **2011/1668/P**  
Please ask for: **Tom Little**  
Telephone: 020 7974 **5283**

9 June 2011

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Approval of Details Part Granted/Refused**

Address:  
**35 Heath Drive**  
**London**  
**NW3 7SD**

Proposal:  
Retrospective submission of details of hard and soft landscaping pursuant to condition 3 of planning permission dated 26/06/2007 (ref no. 2007/1474/P) for additions and alterations to existing dwelling house including excavation to provide new basement, erection of a two storey side extension, single storey rear and front extensions, and front and rear roof dormers.

The Council has considered your application and decided the following:

#### **a) to GRANT APPROVAL for:**

Details pursuant to condition 3 of planning ref: 2007/1474/P relating to the hard and soft landscaping insofar as they relate to the replacement planting.

Drawing Nos: LAP-01

#### **b) to REFUSE : warning of enforcement action**



Details pursuant to condition 3 of planning ref: 2007/1474/P relating to the hard and soft landscaping insofar as they relate to enclosure of unbuilt, open areas.

Drawing Nos:

#### Reasons for Refusal

- 1 The entrance gates, by reason of their height and design result in an incongruent, visually dominant form of development, harming the character and appearance of the host building, the streetscene and the Redington/ Frognal conservation area, contrary to policies CS1 (Distribution of growth) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 You are reminded that condition 5, details of how trees to be retained are to be protected of planning permission/listed building consent granted on 26.6.2007 2007/1474/P is outstanding and requires details to be submitted and approved.
- 2 Any unauthorised works which have been constructed prior to approval may be subject to enforcement action and may need to be removed. The case has been referred to the Planning Enforcement Team for consideration.

#### **Disclaimer**

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