

Delegated Report		Analysis sheet		Expiry Date:		06/08/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hannah Parker				2010/3210/P			
Application Address				Drawing Numbers			
44 Arkwright Road London NW3 6BH				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Discharge of condition 3 (details of landscaping) pursuant to planning permission reference 2009/5490/P (dated 15th February 2010) for the reconfiguration of front garden including relocation of external steps leading to the front entrance, erection of retaining walls with railings above to create two parking spaces and refuse storage space on site and alterations to front boundary treatment including erection of wall, vehicle and pedestrian gates (following demolition of double garage).							
Recommendation(s):		Grant Approval of Details					
Application Type:		Approval of Details					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						

Site Description

Three-storey semidetached house on the north side of Arkwright Road, to the west of its junction with Lindfield Gardens. The site is within the Redington / Frognal conservation area and is noted in the conservation area statement as making a positive contribution.

Relevant History

2009/5490/P - Granted

Reconfiguration of front garden including relocation of external steps leading to the front entrance, erection of retaining walls with railings above to create two parking spaces and refuse storage space on site and alterations to front boundary treatment including erection of wall, vehicle and pedestrian gates (following demolition of double garage).

Relevant policies

Replacement Unitary Development Plan 2006

B1, General Design Principles

B7 Conservation Areas

N8 Ancient woodlands and trees

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 Securing High Quality Design

DP25 Conserving Camden's heritage

Assessment

Condition 3

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

This condition was placed on the permission due to subsidence issues at the site which resulted in the felling of a tree in the front garden and the collapse of the front boundary wall.

The drawings adequately show the change in levels, materials, planting and landscape details. This is considered acceptable to discharge condition 3.

Recommendation: Discharge Condition 3 / Grant Approval of Details

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