

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Kevin Fisher				2010/2622/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
46 Hollycroft Avenue London NW3 7QN				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Submission of details of hard and soft landscaping and tree protection procedures pursuant to conditions 2 and 3 of planning permission dated 16/03/2010 (ref no. 2010/0065) for (change of use and works of conversion from single family dwelling house (Class C3) to provide two residential units, involving the erection of two storey side extension with pitched roof and rear extension at ground level with associated external alterations, excavation to create basement level, and relocation of front chimney to south).							
<b>Recommendation(s):</b>		<b>Approve Details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	No PN/SN						
<b>CAAC/Local groups* comments:</b> *Please Specify	None						

## Site Description

The site is located on the western side of Hollycroft Avenue and falls with Redington/Frogna Conservation Area. The building is not listed but is considered to make a positive contribution to the conservation area. The site comprises a large detached 2-storey residential dwelling house and is in a prominent position on the bend of the road, and built high on a slope. The side (south) elevation is particularly visible in this elevated position.

## Relevant History

16/03/2010 planning permission was granted for change of use and works of conversion from a single family dwelling house to provide two residential units, involving the erection of two storey side extension with pitched roof and rear extension at ground level with associated external alterations, excavation to create basement level and relocation of the front chimney to the south (Ref: 2010/0065/P)

## Relevant policies

### Replacement Unitary Development Plan 2006

**B1, B7a, N5, N8 (all comply)**

### 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.*

*DP22, DP24, DP25*

## Assessment

### Condition 2: Hard and Soft Landscape Details

It is intended to retain most of the front and rear garden planting as a dense screen of shrubs to the front and rear. Hard details are considered to be appropriate to the character and appearance of the conservation area.

### Condition 4: Tree Protection

It would appear that the condition on the planning application is other than that recommended in the Tree & Landscape Obs. This recommendation related to the approval of protection measures details once installed on site, prior to development beginning. The current protection measures were approved as part of the original consent. As such they meet the requirements of Condition 4.

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