

Delegated Report		Analysis sheet		Expiry Date:		12/05/2009	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2008/5714/P			
Application Address				Drawing Numbers			
4 Telegraph Hill London NW3 7NU				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of hard and soft landscaping pursuant to condition 4 of planning permission Ref: 2007/1015/P granted on 30/05/2007 for additions and alterations to dwelling house including erection of two storey rear extension.							
Recommendation(s):		Approve					
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 SN/PN					
CAAC/Local groups* comments: <small>*Please Specify</small>		NONE					

Site Description

The site is located within the Redington/Frognal Conservation Area and is identified as a building which makes a positive contribution to the conservation area. Telegraph Hill runs parallel to Platt's Lane, and contains 5 detached dwelling houses. Telegraph Hill rises away from Platt's Lane, which in combination with substantial vegetation largely screens the dwellings when viewed from Platt's Lane. The dwellinghouse on the subject site has 2-storeys, plus roof, as viewed from Telegraph Hill and has an integral garage located at ground floor level.

Relevant History

Planning permission granted on 30/05/2009 for additions and alterations to dwelling house including erection of two storey rear extension including dormer windows; and expanded basement area, including alteration to the front façade to provide a new basement garage, and excavation of the front garden to provide access to the new basement garage.

Relevant policies

B1- General design principles
N8- Ancient woodland and trees

Assessment

The proposed landscape design details are considered acceptable and will enhance the setting of the building and the character of the streetscape. Sufficient tree planting is shown in both the front and rear garden to mitigate the loss of trees removed as part of the original planning application. The driveway is to be constructed using permeable materials allowing water to drain into a holding substrate of gravel. This will aid sustainable urban drainage of the site.

The proposed details are considered acceptable and it is recommended condition 4 be discharged.

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