

Delegated Report		Analysis sheet		Expiry Date:		13/05/2009	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2008/5711/P			
Application Address				Drawing Numbers			
1 Telegraph Hill London NW3 7NU				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to Conditions 3 [Tree Protection Methodology] and 4 [Hard and Soft Landscaping] relative to Planning Permission Ref: 2007/0987/P (Additions and alterations to dwelling house including erection of two storey rear extension, dormer windows and extended basement area), granted on 30/05/2007.							
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: *Please Specify		NONE					

Site Description

The site is located within the Redington/Frognal Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The dwellinghouse on the subject site is has 2 storeys, plus roof and basement levels, and has a prominent projecting front wing, as viewed from Telegraph Hill. An integral garage is accommodated at basement level and is visible from Telegraph Hill. The site rises to the rear with the dwellinghouse being elevated when viewed from Telegraph Hill.

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 in views from Platt's Lane.

Relevant History

Planning permission granted on 30/05/2007 for additions and alterations to dwellinghouse, including the erection of a two storey rear extension, dormer windows and extended basement area.

Relevant policies

B1- general design principles

N8- Ancient woodland and trees

Assessment

The proposed landscape design details are considered to be acceptable and will enhance the setting of the building and will also enhance the character of the streetscape. Sufficient replacement tree planting has been shown to mitigate the loss of trees removed as part of the original planning application.

It is considered the details are acceptable and it is recommended condition 4 be discharged.

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