

Mr Richard Diamond
21st Architecture Ltd
314 Goswell Road
London
EC1V 7AF

Application Ref: **2015/0144/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
22 Ferncroft Avenue
London
NW3 7PH

Proposal:
Details in relation to condition 6 (hard and soft landscaping) of 2014/0241/P, 03/09/2014, for; Extension of existing basement (with front and rear lightwells) to match proposed extended footprint of the ground floor above. Rear extension at ground floor level, two rooflights and garage to side elevation.

Drawing Nos: Natural Elements Design landscaping plan

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission

The proposed landscaping plan indicates a yew tree would be removed from the rear of the garden and a pear tree would be planted closer to the host property. The 'weeping pear' is considered an appropriate species to replace the yew tree as well as the plane tree that was previously removed (2014/0175/T) and the



landscape details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.4 and 7.8 of the London Plan 2011; and paragraphs 14, 17 56-66, 118 and 126-141 of the National Planning Policy Framework.

- 2 Details required for condition 4 (qualified engineer) and 5 (construction method statement) of planning permission granted on 3/9/14 ref: 2014/0241/P have been submitted and are pending.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment