

Ms Katie Hale
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2014/7475/P**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

24 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73 -75 Avenue Road
London
NW8 6JD

Proposal: Submission of details of hard and soft landscaping, as required by Condition 7 of planning permission ref 2011/2388/P (decided 28/03/2012) for the erection of single-family dwellinghouse comprising basement, lower ground, ground, first and second floor level, erection of a new boundary wall, hard and soft landscaping and associated works (following demolition of existing building).

Drawing Nos: Soft landscaping plan (1034-020-001 Rev. B), Planting List (1034-SC001), Hard landscaping details, (1034-030-001, 1034-030-002, 1034-030-003, 1034-030-004, 1034-030-005, 1034-030-006, 1034-030-007, 1034-030-009, 1034-030-010, 1034-030-011, 1034-030-012, 1034-030-013, 1034-030-014, 1034-030-015, 1034-030-016, 1034-030-017, 1034-030-018, 1034-030-020, 1034-030-021, 1034-030-022, 1034-030-023, 1034-030-024, 1034-030-025, 1034-030-026 and 1034-030-027.

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



Informatives:

1 Reasons for granting permission:

The hard and soft landscaping is considered to be of high standard and to enhance the character of this part of the conservation area. A wide range of species are to be planted which are considered to be suitable for the site and to increase the biodiversity of the area. There is to be harm caused by removing the existing planting but on balance the new hard and soft landscaping is considered to be an improvement.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies CS14 and CS15 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.

2 You are advised that all conditions relating to planning permission granted on 28/03/2012 ref: 2011/2388/P which need details to be submitted, have been approved.

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