

Dixon Architects
Dixon Architects
12 Oaklands Road
London
N20 8BATApplication Ref: **2015/1065/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

29 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details RefusedAddress:
3 The Mount
London
NW3 6SZ

Proposal:

Details of condition 4 (scheme for evergreen planting) required by planning permission reference 2013/2715/P dated 28/10/13 (for Demolition of garage at upper ground level and installation of a new timber sliding gate plus timber trellis to rear boundary, erection of railings including planter to Studio roof perimeters; installation of window and timber cladding to studio outbuilding, ancillary to dwelling house)

Drawing Nos: Letter from Dixon Architects, dated 11th February 2015;
ref.3TM/Planning/04.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 In the absence of sufficient information to adequately assess the acceptability of the proposed scheme for evergreen planting, it is considered that the details do not demonstrate that the planting will provide adequate screening cover to the approved trellis and thus the scheme fails to preserve the special interest of the listed building



and the character and appearance of Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that in any resubmission of this application, details for a scheme for evergreen planting should include not only details of species of plants but also a plan showing where they are to be planted, details of planters (since they will have to be in pots on the roof), density of planting and maturity of plants to be used, and a maintenance schedule, to ensure that the planting will survive and provide adequate screening cover to the trellis.

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