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Date 21 July 2015  
Our ref 12766/02/SB/BH  
Your ref 2008/0663/P & 2013/1342/P  
PP ref PP-04332801

Dear Sir or Madam,

**Heath Park, North End Way, London, NW3 7ET**

**Approval of Details: Planning Permission 2008/0663/P (as varied by 2013/1342/P) –  
Conditions 5 and 6- Landscaping details and material samples**

Nathaniel Lichfield & Partners (NLP) acts on behalf of Mr Vikrant Bhargava, who owns the above site and is developing it as a family home. On his behalf, we enclose an application to discharge planning conditions 5 and 6 of Planning Permission 2008/0663/P (as varied by 2013/1342/P).

Condition 5 states:

*“No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall show boundary treatments within the site adjoining Heath House and shall show hard surfacing to be permeable wherever possible. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”*

Condition 6 states:

*“Samples of the materials to be used for forecourt paving, pathways and driveways demonstrating the colour and texture, shall be submitted to and approved in writing by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.”*

**Application Submissions**

In accordance with the requirements of Conditions 5 and 6, we enclose the following:

- Approval of details application form.



- Condition 5: plans and drawings prepared by Bowles and Wyer and listed on the application Schedule of Plans and Drawings.
- Condition 6: materials samples: please see below.

The submitted plans and drawings, and samples provide details of the hard and soft landscaping and means of enclosure of all un-built open areas.

A cheque for the sum of £97 made payable to Camden Council in respect of the application is submitted separately by post.

### **Background**

Full Planning Permission (FPP) and conservation area consent (CAC) were granted on 19 January 2009 (refs: 2008/0663/P and 2008/0665/C respectively) for demolition of the former dwelling house on this site and the erection of a new two-storey detached dwelling house with a basement and car parking access from the existing entrance off North End Way.

S106 obligations and the requirements of all 'pre-commencement' conditions attached to the FPP and CAC were discharged:

- Condition 5: details of hard and soft landscaping and means of enclosure (ref. 2011/4964/P, granted 25 November 2011)
- Condition 12: details of roof design and equipment (ref. 2011/5199/P)
- Condition 13: details of green roofs (ref. 2011/4898/P)

The development commenced in late December 2011.

Subsequently, on 21 May 2013, consent was granted (ref: 2013/1342/P) for various minor material changes to the scheme via the S73 procedure to vary condition 14 of the 2009 planning permission, which required the development to be built in accordance with the approved plans. The changes, which followed the appointment of new architects (Wolff Architects Ltd), included:

- Walled gardens to the rear of the house.
- Alterations to the extent of the basement and its layout.
- Various external alterations to enhance the external appearance of the house and provide more natural light.
- Various internal alterations to create more useable space.

Our client is now seeking to make commensurate changes to the hard and soft landscaping proposals, and these will supersede the details that were previously approved on 25 November 2011 (ref: 2011/4964/P).

### **Condition 5 - Details of Soft and Hard Landscaping and Means of Enclosure**

The submission plans and drawings show full details of hard and soft landscaping and means of enclosure of all un-built, open areas. It is a high quality landscaping scheme which reflects the design and materials for the new house. The principle hard landscaping materials comprise:



- Terrace / forecourt paving: Barleycorn Granite pavers. With linear granite edging detail and curved detail; and sandstone paving trim (Corsehill Cumbrian Sandstone).
- Driveway and basement ramp: resin bound gravel. Permeable to driveway etc. Impermeable to areas above basement. 18mm Norwegian Bronze, medium texture. Barleycorn Granite kerbs.
- Pathways: resin bound gravel (permeable), 18mm Norwegian Bronze, medium texture. Barleycorn Granite kerbs.
- Brickwork (walls etc): Charnwood Thurlston Blend to match house.

The water-feature pump room would be a modest, traditional timber shiplap shed with a grey / green felt roof.

Please note that there has been a small change to the alignment of the boundary between Heath Park and adjacent Heath House. The 'kink' in the wall is removed to provide a straighter, simpler and more logical ownership boundary. Consequently, details of the boundary treatment between the two houses will be submitted in accordance with condition No. 3 attached to planning permission 2008/0661/P for Heath House.

#### **Condition 6 – Samples of Materials: Forecourt Paving, Pathways and Driveways**

As required by condition 6, we submit the following details for approval:

- Forecourt paving: Barleycorn Granite pavers; and Corsehill Cumbrian Sandstone trim.
- Pathways and driveways: resin bound gravel, 18mm Norwegian Bronze, medium texture.

Photographs of the samples are enclosed with this letter. Please contact my colleague Helena Taylor to arrange dispatch of the samples to the relevant Council Officer.

#### **Concluding Remarks**

Should you have any queries, please do not hesitate to contact either Helena Taylor or me at this office.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'BHD', with a horizontal line underneath.

**Brendan Hodges**  
Associate Director

Copy      Louis King      Adair Associates Ltd