

Mr Peter Thomas
51% Studios
1A Cobham Mews
London NW1 9SB

Application Ref: **2015/2822/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

28 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
23A Hampstead Hill Gardens
London
NW3 2PJ

Proposal:

Details of hard and soft landscaping (including means of enclosure, refuse stores and Sustainable Urban Drainage Systems) and details of tree protection, as required by conditions 6 and 8 respectively of planning permission dated 2.5.14 ref 2013/8020/P for erection of a new 3 storey dwellinghouse with lower ground floor rear extension, ground and 1st floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front.

Drawing Nos: location plan; 1500A - 1503A, 1600A - 1606A; revised tree protection report (plus unnumbered plan) dated 3.8.15 by R.Howorth; email from Matt Smith dated 11.8.15

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for granting permission.

Condition 6- the landscaping proposes a variety of paved and planted areas and



boundary treatments, including permeable paving, lawns, box hedges and shrubs, sedum roofs, timber and metal fences and gates. The details will enhance the visual appearance of the house and streetscene, will enhance biodiversity of the site and will prevent surface water flooding. The proposed refuse store meets Council standards on design, location and size and is appropriate in design for this front garden and streetscene.

Condition 8- the tree protection details, as revised, are considered acceptable by the Council's tree officer and will ensure that the trees in the adjoining garden of no.25 will be retained and protected from construction damage.

The full impact of the proposed development has already been assessed. The proposed details will not have a harmful impact on the appearance of the host building and area or on neighbouring amenity.

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 policies DP22, DP23 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 3 (architectural features and materials), 4 (sample panels), 12 (privacy screens), 15 (green roofs) of planning permission granted on 2.5.14 ref 2013/8020/P are outstanding and require details to be submitted and 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