

Mr Ben Lowry
Gavin Jones Ltd.
The Plantation
Woburn Hill
Addlestone
KT15 2QG

Application Ref: **2015/4212/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

3 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**1-33 Avenue Close
Avenue Road
London
NW8 6BX**

Proposal:

Details of hard and soft landscaping required by condition 4 of planning permission 2015/1524/P dated 22/05/2015 for extension of tarmac car park area, alteration to surrounding soft landscaping including turfing and planting and erection of iron railings to the front access entrance with property signage.

Drawing Nos: S2714_161A02; S2714_111A06; S2714_111A05; S2714_111A04;
S2714_111A03; S2714_111A02; S2714_111A01; S2714_101H; S000_X00.

Informative(s):

- 1 Reasons for granting permission.

The applicant has submitted details confirming hard and soft landscaping and means of enclosure of all un-built, open areas, including boundary fences. The Council's landscape officers are satisfied with the details submitted, being



appropriate for the immediate context and wider area. The proposal will preserve and enhance the character and appearance of the adjacent conservation area and streetscape and maintain the existing TPO's on the site. Therefore it is recommended that condition 5 can be discharged.

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 DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.19, 7.21 of the London Plan 2015 consolidated with alterations since 2011 and paragraphs 14, 17 and 118 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2015/1524/P dated 22/05/2015 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