

Mr Darren Jolley
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South Building
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Application Ref: **2015/4891/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

9 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Site at 264-270 Finchley Road
London
NW3 7AA

Proposal: Details required by condition 4 (Hard and soft landscaping) of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey dwellinghouse plus basement).

Drawing Nos: A(00)00, A(90)01RevA, PL-13, BMD.15.020.DR.001RevD and BMD.15.020.DR.002RevC.

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

Informatives:

1 Reason for granting permission:

Full details of the hard and soft landscaping measures have been submitted.

With regards to the hard landscaping, the details include a timber privacy screen, Tegula Priora paving, glass balustrade and refuse enclosure. The means of enclosure includes a new timber fence to the left hand side and rear of the



boundary measuring at 1.8 metres in height. The paving would be located to the front, left hand side and rear of the property. The timber refuse enclosure, which can store 2no. x 1100 litre eurobins, was revised from 2.2 metres in height down to 1.7 metres which is considered to be acceptable.

In terms of the soft landscaping, The *Malus sylvestris* (crab apple) is a native flowering species which supports a variety of small birds, moths, insects, mites and bees. It is considered to be suitable for the site and would enhance the biodiversity of the area. The proposed *Buxus sempervirens* (common box) is also native and is popular with bees and provides a dense, sheltered habitat for small birds, mammals and insects. Revised plans were submitted to provide an additional Birch Tree to the rear garden which replaces the proposed Tilia Tree and Viburnum with a Hornbeam Tree and native hedgerow mix respectively. The variation and number of the native species is considered to be acceptable by the Council's Trees and Landscape Section.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy CS14 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. The proposed development also accords with policies 7.4, 7.6 and 7.21 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

- 2 The applicant is advised that the following conditions associated with planning permission 2014/3327/P dated 31/03/2015 require the submission of further details: 3 (samples) and 8 (piling)(if applicable).

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