

Mr Brendan Hodges  
Nathaniel Lichfield & Partners  
14 Regent's Wharf  
All Saints Street  
London N1 9RL

Application Ref: **2015/4169/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

13 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Heath Park**  
**North End Way**  
**London NW3 7ET**

#### Proposal:

Details of landscaping and paving materials required by conditions 5 and 6 of planning permission dated 19.1.09 ref 2008/0663/P for Demolition of existing dwelling house and ancillary structures and erection of a new basement and 2 storey dwellinghouse with basement double garage, access ramp, and associated landscaping and vehicular access off North End Way.

Drawing Nos: 1699-11-1M, 2F, 3D, 5C, 11E, 14F, 21E, 22C; 1699-13-1B, 2C, 3B, 4D, 5E, 6C, 7C, 9B, 10B, 11B, 12C, 13B, 14B, 15C, 16C, 18B, 19B, 20A, 23; location plan; Arboricultural Impact Assessment report by Landmark Trees dated 29.10.15, Material samples sheet 20.7.15, covering letter from nlp dated 21.7.15;

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

#### Informative(s):

- 1 You are reminded that conditions 2 (sections and elevations) and 4 (detailed



drawing/samples of materials) of planning permission 2008/0663/P granted on 19/01/2009 are outstanding and require details to be submitted and approved.

2 Reasons for granting permission.

Condition 5- The landscaping scheme is a revision to the previous details approved on 25.11.11 ref 2011/4964/P, to account for the revised building's design and form. The submitted details show a different design and layout, involving lawns, tree and shrubs, paved terraces and a new water feature in a classical design; they are considered appropriate for this neo-classical building and context. The landscaping will not be visible from the surroundings due the high boundary wall and tree screening and thus will not harm the character of the streetscene and conservation area or the setting of the adjoining listed building. The retained trees will not be harmed by the proposed works. The details are considered acceptable.

Condition 6- The paving material details are appropriate for this context and are considered visually acceptable.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.72 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

