

Mr John Cameron  
Cameron Louro Ltd  
170 Avenue Road  
London  
W3 8QQ

Application Ref: **2015/3641/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

16 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**1 Norfolk Road**  
**London**  
**NW8 6AX**

Proposal:  
Discharge of condition no. 6 [full details of hard and soft landscaping] of appeal decision ref. APP/X5210/A/13/2190084 allowed on 18th July 2013 [planning ref. 2012/2720/P] for the erection of 3 storey building with double basement for use as a single-family dwellinghouse (following demolition of existing dwellinghouse).

Drawing Nos: See listed below.

Informative(s):

- 1 Reason for granting approval:

The submitted details are considered sufficient in providing evidence that the applicant has complied with condition 6 in providing full details of hard and soft landscaping.

The proposed landscaping proposal is considered to be of high quality, suitable for



the site and to enhance the biodiversity of the area.

The submitted documents include:

'Norfolk Road Planting sizes/nos' (doc title: "Planting for front - species, sizes, densities and quantities" and "Planting for rear and side - species, sizes, densities and quantities");

'Norfolk Road Hard Landscaping details' (doc title: "1 Norfolk Road Hard Landscaping - Material specification - boundaries"); and

'Proposed Landscaping Plan' (doc title: "Norfolk Road - Plan dated 18.2.2012".

The proposed means of enclosure and hard surfacing are specified as:

Metal balustrade painted with metal based gloss paint for front railings to lightwells, repointed, repaired or replaced garden front wall, electronically operated painted metal sliding vehicular and pedestrian gate and reclaimed York stone open jointed pavers.

In drawing nos: 104 D and 109 D.

The proposed details and samples of materials are considered acceptable and are considered to be suitable for the proposed building and are in context with the surrounding area.

The sites' planning history has been taken into account in coming to this decision.

As such, the submitted details are in general accordance with policies 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.

- 2 You are reminded that conditions 5 [earthworks] and 10 [highway structural calculations] of appeal decision ref. APP/X5210/A/13/2190084 granted on 14/06/2013 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