

Mr. Christopher Jordan  
Dixon Architects  
Christopher Jordan Landscape Design  
106 Courtenay House  
9 New Park Road  
London  
SW2 4DN

Application Ref: **2015/6325/P**

Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

25 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**3 The Mount**  
**London**  
**NW3 6SZ**

Proposal:

Details of layout and means of enclosure of the flat roof of the studio building required by condition 5a of planning permission dated 28/03/2013 reference 2013/2715/P for demolition of garage at upper ground level and installation of a new timber sliding gate plus timber trellis to rear boundary, erection of railings including planter to Studio roof perimeters; installation of window and timber cladding to studio outbuilding, ancillary to dwelling house (Class C3).

Drawing Nos: Planting plan Rev. C, March 2015; Car Park Walls' Trellis; Section through Roof terrace Evergreen Hedge.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission.

The proposed works relating to the approved scheme 2013/2715/P have been implemented. Four dark fibreglass planters creating an Evergreen Myrtus



communis hedge have been installed on the perimeter of the Studio roof to form a new green enclosure to the parking space within the rear garden. The Evergreen Myrtus communis will be trimmed to 1.8m height; and as implemented, will provide a permanent screen of the car when viewed from the rear garden of residential occupiers at no.1 The Mount (which lies due south). The implemented soft landscaping works are considered appropriate in terms of design, scale and use of materials. The boundary treatment to the Studio roof would not compromise the attractiveness of the rear garden and would not cause harm to the appearance of the host building or harm the character and appearance of the conservation area.

The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies CS5 and CS14 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. The proposed development also accords with Policies 7.2, 7.4, 7.5 and 7.6 of the London Plan 2011 and paragraphs 14, 17 and 56 -66 of the National Planning Policy Framework.

- 2 Please be advised that details relating to condition 4 (trellis and evergreen planting) and condition 5b (drawings and samples of the timber gates including details of the closing mechanism) is pending consideration under ref. 2014/6067/P

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