

Mr Tony Covey  
The Design Works  
32 Grange Road  
Plympton  
Plymouth  
Devon  
PL7 2HY

Application Ref: **2015/5739/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

23 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**33C Mill Lane**  
**London**  
**NW6 1NZ**

Proposal:

Details of condition 2 (landscape details) of planning permission ref 2015/2280/P dated 21/10/2015 (for variation of condition 2 (approved plans) of planning permission 2014/1164/P dated 31/03/2015 (for the retention of the existing single family dwelling with alterations including amendments to the roof and the building footprint) namely, amendments to the rear facade at first floor level.)

Drawing Nos: 121214/P/03 REV B; 121214/P/04 REV B; 121214/LC/01 REV B; 121214/LC/02 REV A.

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

Informative(s):

- 1 Reasons for granting permission:



The landscaping details for the northern rear timber boundary fence of the site include the secure attachment of 4 planters on top of the existing retaining wall at ground floor level, with ivy in each one. These will be allowed to grow up along the existing fence and trellis to form an evergreen screen. The planters will be attached to an auto watering system, so maintenance would be limited to clipping once a year. It is not feasible to include established planting along the boundary that would screen the whole house from views from neighbouring properties, as the rear garden area is at lower ground floor level and is covered in paving slabs. This would restrict the installation of raised planting beds and therefore the planting of any trees. There is also restricted space for planters to be installed that would be of the required size for healthy tree/shrub growth. Given the constraints of the site the proposed landscaping details are considered to be of an acceptable quality to provide adequate screening of the house from the neighbouring properties along Hillfield Road.

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 building and streetscene or on neighbouring amenity.

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 DP26 of the London Borough of Camden Local Development Framework.

- 2 You are advised that all conditions relating to planning permission granted on 21/10/2015 ref 2015/2280/P 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