

Ms Belen Peidro Alemany  
Cite Construction  
Sun Flag House  
87-89 Baker Street  
London  
W1U 6RJ

Application Ref: **2015/5329/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

13 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**51-53 Agar Grove**  
**London**  
**NW1 9UE**

Proposal:  
Details of hard and soft landscaping pursuant to condition 8 of planning permission dated 12/03/2015 (2014/2833/P) for the erection of a basement and 4-storey pair of buildings.  
Drawing Nos: PANEL1; 328 CITE/HA TR A (Rev A), prepared by Helm Architecture, dated 11/01/16 and 328 CITE/HA CON8 A - Rev A 12/01/2016.

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

#### Informative(s):

- 1 Reasons for granting permission.

The submission indicates the hard and soft landscaping approach in detail, in particular the materials and the extent of earthworks which also have an impact upon the proposed planting. The originally submitted details were considered insufficient. Subsequent details in respect of the proposed tree pits, as well as



details of the replacement new trees (girth, height etc) were provided and considered suitable. The details achieve a high quality of landscaping which contributes to the visual amenity and character of the area.

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 street scene or on neighbouring amenity.

As such, the details are 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.

- 2 You are reminded that conditions 4 (samples of railings and windows materials); 7 (measures to prevent overlooking), 10 (bird and insect boxes) and 12 (green or brown roof) of planning permission ref 2014/2833/P dated 12/03/2015 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