

Mr Michael Lynas
Lynas Smith
1F Mentmore Terrace
London
E8 3DQ

Application Ref: **2016/0812/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

3 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
45 Holmes Road
London
NW5 3AN

Proposal:
Details of hard/ soft landscaping in relation to condition 9 of 2015/3131/P, 28/01/2016 for;
Erection of a three storey extension above ground floor level to provide 8 x residential units
with associated amenity space, landscaping and servicing.

Drawing Nos: PC- 3a - b1, PC- 3a - b2, PC- 3a - b3, PC- 3a - b4, PC- 3a - b5, PC- 3a - b6,
PC- 3a - b7, PC- 3a - b8 and PC- 3a - b9.

Informative(s):

- 1 Reason for granting permission:

Condition 9 requires full details of hard and soft landscaping and means of enclosure of all un-built, open areas. Details of the hard and soft landscaping have been provided in a document prepared by Lynas Smith dated 24/03/2016. The documents submitted includes details of the landscape plan layout, details of the proposed Betula Pendula, permeable granite paving/grass strips, the hard and soft landscaping detail of pedestrians and vehicles rear planting layout, tree planting



schedule/strategy and the Management Plan/Maintenance Strategy shall be of a high quality design in the public and private domain. The details have been reviewed by the Council's Trees and Landscape team and are considered sufficient to satisfy the requirements of Condition 9.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme and are in general accordance with policies CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP24, DP29 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

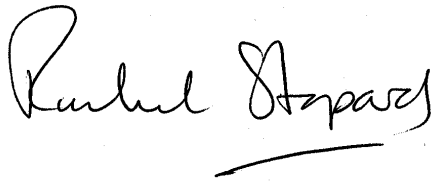
- 2 You are reminded that conditions 5 [lifetime homes features and facilities], 6 [bird and bat box locations], 7 [Sustainable urban drainage system], 8 (green roof including species, planting density) and 13 (refuse and recycling storage facilities of planning permission ref. 2015/3131/P granted on 28/01/2016 are outstanding and require details to be submitted and approved. The details for condition 12 [ground investigation works for the presence of soil and groundwater contamination and landfill gas], 11 (sound installation between the commercial and residential units) are currently under consideration.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities