

Mr Amir Nooriala  
56, Howitt Road  
London  
NW3 4LJ

Application Ref: **2016/2606/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

15 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**56  
Howitt Road  
London  
NW3 4LJ**

Proposal: Approval of condition 5 (full details of hard and soft landscaping) of planning application granted under reference 2013/6138/P on 03/12/2013 for the excavation to enlarge existing basement.

Drawing Nos: PL-3000 Rev.04, WD-2000 Rev.00, PL-2000 Rev.07

The Council has considered your application and decided to approve the details.

Informative(s):

- 1 Reasons for approving the details.

The submission indicates the hard and soft landscaping approach in detail, in particular the materials and replacement planting. The use of black and white



Victorian tiles to the front entrance is considered appropriate and would enhance the visual amenity of the host building and surrounding area. To the rear grey paving slabs would be laid over a waterproof membrane. This is considered acceptable given the rear garden is largely paved at present and would ensure the effective drainage of rainwater from the garden. The existing soft landscaping would be maintained around the four established trees to the rear of the site. The existing hedge on the front boundary wall would be removed as part of the works and replaced with a matching privet hedge.

Given the above, the submitted details are considered acceptable and condition 5 can be discharged.

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

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Planning (Enterprise and Regulatory Reform) Act (ERR) 2013.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 5 and the details are in general accordance with policies 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.

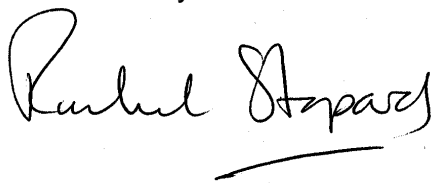
- 2 You are reminded that condition 4 (tree protection measures) of planning permission granted on 03/12/2013 (reference 2013/6138/P) is outstanding and requires the submitted details to be approved.

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

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

Rachel Stopard  
Director of Supporting Communities