

Mrs Sally Liptrot
MMM Architects Ltd
The Banking Hall
26 Maida Vale
London
W9 1RS

Application Ref: **2016/0763/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

4 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

41 Chester Terrace London NW1 4ND

Proposal: Details of hard and soft landscaping in relation to condition 6 of 2013/1426/P, 12/06/2013, for; excavation of vaults at basement level and other internal and external alterations in connection with the conversion of two houses to form a single family dwelling (Class C3).

Drawing Nos: 404-000-001 Garden Plan Rev_F; 404-000-002; 404-020-001 Sectional Elevations Sheet 1_Rev D; 404-020-002 Sectional Elevations Sheet 2_Rev F; 404-030-001 Planting plan RevG; 404_SK010 Planting; Plant species; 404-040-002; Plant schedule; Maintenance Programme - Landscape Associates Ltd; Luminaire schedule - Foundry Light + design, 10/09/2015.

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

Informative(s):

- 1 Reasons for approving the details.

The submitted landscape details sufficiently demonstrate the sites enhancement,



biodiversity and long term sustainable. They have been confirmed acceptable by the Council's Tree and Landscaping Officer.

The full impact of the assessment has been assessed. The proposed details are considered acceptable and would not have a harmful impact on the appearance of the host building, streetscene, conservation area or on neighbouring amenity.

As such the proposed details are in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and DP25 and DP26 of the London Borough of Camden Local Development Framework Policies.

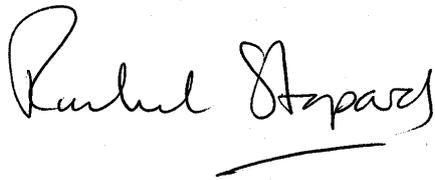
- 2 There are no outstanding conditions relating to permission ref. 2013/1426/P.

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

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

Rachel Stopard
Executive Director Supporting Communities