

Mr Jonathan Cross
Pelican Architecture and Design Ltd
192D Campden Hill Road
Notting Hill Gate
London
W8 7TH

Application Ref: **2016/4677/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

20 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
land to the rear of 87-93 Kingsgate Road
London
NW6 4LA

Proposal:
Details of hard and soft landscaping and means of enclosure required by condition 5 of planning permission 2014/3658/P dated 21/01/2015 for the erection of a 3 storey single dwellinghouse.
Drawing Nos: 7155/GA/2.1 Rev C; Ecology Report

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission:

The proposed landscaping plan indicates that soft landscaping to the side/rear garden will be adequate. In the selection of planting, a good variety of species have been opted for which are considered to enhance the biodiversity of the area and to be suitable for the site. The chosen plants are capable of providing attractive views, amenity and a habitat for wildlife and so are deemed appropriate.



The hard landscaping proposed to the rear garden, comprising largely of composite decking itself made from 95% recycled materials, is also deemed acceptable. Covering a modest section of the side garden, it leaves sufficient space for the softer elements such as the lawn to balance the contribution made by vegetation on the site. The cycle storage box located on this decking is also unobtrusive in scale and features a simple, clean design which would sit cohesively within the side garden.

A 2m high timber boundary fence is proposed as the means of enclosure to the side/rear garden and this too is acceptable. The fence would be unfussy in terms of design with clean lines that afford slight permeability, and so would not create too solid a boundary treatment.

The details as submitted would not have any adverse impact on the character and appearance of the host building or street scene, nor would they impact on the amenities of adjoining occupiers.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy 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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

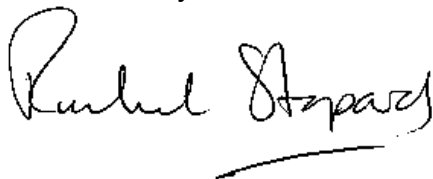
- 2 You are reminded that condition 4 (sample of materials) of planning permission ref 2014/3658/P dated 21/01/2015 is outstanding and requires details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities

