

Mrs K. Gill
The Drawing Room
Lincoln House
Workspace Kennington
1-3 Brixton Hill
London
EC1R 5BL

Application Ref: **2016/3267/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

20 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
38 Regent's Park Road
London
NW1 7SX

Proposal:
Details of hard and soft landscaping required by condition 3 of planning permission ref. 2013/1624/P granted on 10th October 2013 (for excavation to create sunken garden room at basement level with roof terrace above at north end of rear garden).
Drawing Nos: 1049-01/B, 02/B and 03/C

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Details submitted include a planting scheme, paving and seating plan, drainage system and maintenance plan. The details have been assessed by the Tree and landscaping Officer and considered to be of high quality and to enhance the biodiversity of the area; the maintenance plan is considered sufficient to demonstrate that the green wall will be adequately maintained.

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 streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

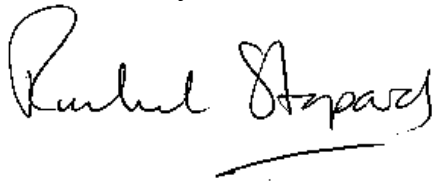
- 2 You are advised that all conditions relating to planning permission ref. 2013/1624/P granted on 10/10/2013 which need details to be submitted, have been approved.

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
Executive Director Supporting Communities