

Mr Andrew Bell
Stiff + Trevillion
16 Woodfield Road
LONDON
W9 2BE

Application Ref: **2016/3068/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4 Wedderburn Road
London
NW3 5QE

Proposal:

Details of landscaping required by condition 5 of planning permission ref 2014/7292/P dated 11/08/2015 (for; Excavation at basement floor level below footprint of house and part rear garden with associated front and rear light wells, erection of single storey rear extension, enlarge side dormers to main roof and associated elevational alterations).

Drawing Nos: JT-WE-1153-01-sheet 2 RevC, JT-WE-1153-01-sheet P1 RevA, JT-WE-1153-01-sheet P1 RevA (Rear beds), JT-WE-1153-01-sheet 5a RevC, JT-WE-1153-01-sheet 4 RevD, JT-WE-1153-01-sheet 1RevD, Supporting landscape statement dated 25.10.16, Planting maintenance schedule RevA dated 07/06/16.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):



1 Reason for granting-

The approved arboricultural report originally proposed to retain the Eucalyptus tree and condition 4 of the original permission required this report to be adhered to. The variation of the report to allow removal of the tree is considered to be acceptable within the context of the overall landscape plan as submitted for discharging condition 5. The justification is that the tree offers limited value, and provides a restriction on the landscape that could be created. The arboricultural report confirmed that this tree was 'of only strictly local amenity value to owners / users of the site' and that the amenity of the site could be improved if this tree were removed. It is agreed that, although this was a reasonably mature tree with broad canopy, it offered limited wildlife value and is not appropriate to the location. It was of poor form and had previously been reduced repeatedly. As such, the removal of the tree is considered acceptable.

The proposed details of hard and soft landscaping include a terrace adjacent to the main house, a lawn and soft planting, and several new trees. The planting scheme intends to mitigate for the loss of the eucalyptus tree and provides added benefits, with a considered planting programme to include native tree species of wildlife benefit designed to improve and enhance the ecological value of the garden.

The overall planting plan will enhance the site's beauty and is considered to improve the biodiversity value of the site and will provide a high standard of visual amenity. The original arboricultural report sets out a methodology to preserve and protect all trees of any value on the site. The scheme with revised plans and supporting statement is considered acceptable by the Council's tree and landscape officer. The full impact of the proposed development has already been assessed.

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.

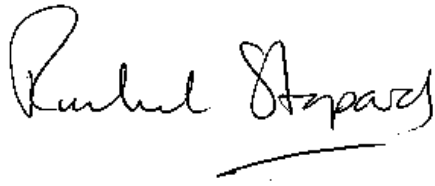
2 You are advised that all conditions relating to planning permission granted on 11/08/2015 (reference 2014/7292/P) which need details to be submitted, have been approved.

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, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Executive Director Supporting Communities