

Miss Grace Mollart  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
SE1 2TU

Application Ref: **2017/0058/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

13 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Grove Lodge  
Admiral's Walk  
London  
NW3 6RS**

#### **Proposal:**

Details of landscaping and tree planting required by conditions 4 and 7 respectively of planning permission ref 2015/4485/P dated 5/10/2016 for erection of side and rear extension, basement and outbuilding.

Drawing Nos: Letter from John Hoyland titled 'Garden design statement of intent' dated 12th December 2016; Arboricultural Implications Report (Ref. SJA air 14042-04d) dated December 2016, Grove Lodge Garden Plan dated 28th March 2016 and dNA GLR 01 002 Rev P0.

The Council has considered your application and decided to grant permission

#### **Informative(s):**

- 1 Reasons for granting permission:

The details submitted are considered to be acceptable. The proposed earthworks,



including grading, mounding and other changes in ground levels, are appropriately depicted and considered to be suitable for the site and the existing and proposed trees. There is a net increase of tree numbers on site which is considered to enhance the character of this part of the conservation area. The landscape planning broadly matches the approved scheme and would not harm the special character of the listed building or character and appearance of the conservation area.

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 or on neighbouring amenity.

The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1, D2, A2 and A3 of the Camden Local Plan Submission Draft 2016.

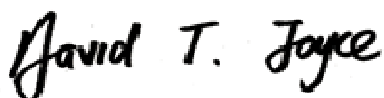
- 2 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 You are advised that all conditions relating to planning permission ref 2015/4485/P dated 05/10/2016 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



David Joyce  
Director of Regeneration and Planning