

Miss Alice Williams
Lipton Plant Architects
Seatem House
39 Moreland Street
London
EC1V 8BB

Application Ref: **2017/0412/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

16 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat A
44 Ferncroft Avenue
London
NW3 7PE

Proposal:

Details of landscaping and appointed engineer, as required by conditions 4 and 5 of planning permission ref 2013/5234/P (dated 28/05/2014), for Alteration and conversion of the existing ground floor flat, excavation of the existing basement and incorporation of lightwells to the front and sunken terrace to the rear, alterations and extensions to the front and rear including new front entrance door to the existing side extension, to provide 2 self-contained units comprising a 5 bedroom flat and a 1 bedroom maisonette.

Drawing Nos: Planning Statement dated January 2017, 268.(1).1.003.

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for granting permission.

The application seeks to discharge conditions 4 and 5 of planning permission ref.



2013/5234/P relating to landscaping around the perimeter of the approved lightwells, and details of the appointment of a suitably qualified engineer and the appointee's responsibilities.

The details provided propose the planting of Buxux hedges in beds along the fronts of the three lightwells and railings approved under application 2013/5234/P. The proposed species is considered to be acceptable and the details are supported by the tree officer.

Condition 5 requires details of the appointed engineer in order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area. The information relating to the appointment of an engineer and the appointee's qualifications and responsibilities meet this requirement and is recommended for approval.

The details are therefore considered to be in accordance with policy CS14, of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP27 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 2012.

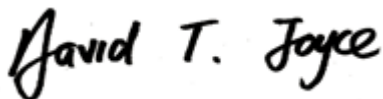
- 2 You are advised that all conditions relating to planning permission granted on 28 May 2014 ref. 2013/5234/P, which need details to be submitted, have been approved.

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



David Joyce
Director of Regeneration and Planning