

Mr Colin Harper-Penman  
Seed Property Consultants  
Beaufort House  
15 St Botolph Street  
London  
EC3A 7BB

Application Ref: **2017/2224/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

24 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**11 Dennington Park Road**  
**London**  
**NW6 1BB**

Proposal:  
Details of hard and soft landscaping required by condition 5 of planning permission 2016/6111/P, dated 18/04/2017 (for various works including single storey rear extension, front dormer window, rear roof extension, creation of roof terrace, all in association with creation of additional residential units)

Drawing Nos: I-10-010 Rev PL; I-10-020 Rev PL

The Council has considered your application and decided to approve the details with the following informatives:

1 Reasons for approving:

The proposal seeks to discharge condition 5 of planning permission 2016/6111/P, dated 18/04/2017, which sought details of hard and soft landscaping at the site.



The details submitted include a proposed plan and proposed section drawing. These illustrate that the rear garden of the property will feature a stepped arrangement, with gravel and planting at each of the upper levels and a patio area directly adjacent to the host building. This is considered to represent a suitable arrangement for a building containing HMO units as it is relatively low-maintenance, yet still provides a degree of planting.

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. The proposed development also accords with the London Plan 2015; and the provisions of the National Planning Policy Framework 2012.

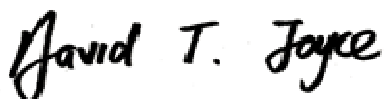
- 2 You are advised that condition 4 (details of privacy screens at roof terrace) of planning permission 2016/6111/P, dated 18/04/2017, still needs to be discharged. The details must be submitted to and approved in writing by the Local Planning Authority prior to the first use of the roof terrace.
- 3 The emerging Camden 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 ended 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.

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