

Theo Theodosiou  
GT Associates  
49 Cedar Rise  
Southgate  
London  
N14 5NJ

Application Ref: **2017/2539/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

1 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**97 Camden Mews**  
**LONDON**  
**NW1 9BU**

Proposal:  
Details of hard and soft landscaping required by condition 8 of planning permission 2016/3638/P dated 17/01/2017 for change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses.  
Drawing Nos: DET-102, DET-103, DET-104 Rev B, Extract from Eco green brochure, Extract from Bio-Diverse sky-garden green roofs brochure.

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

Informative(s):

- 1 Reasons for granting permission.

The applicant has submitted details of the proposed hard and soft landscaping and means of enclosure required by condition 8. The details specifically relate to the terraces at first and second floor level for new houses 97 A and 97 B Camden Mews .



The location of the planting hedges, balustrades and privacy screens have been agreed previously by the parent permission. Each of the terraces would be enclosed by a 1.8m high powder coated privacy screen and the remainder enclosed by steel posts and railings with a clear glass balustrade measuring 1.1m. A euonymus jap. 'jeanhughes' sense hedging would surround the outside perimeter of the terraces and would measure 0.9m in height. The floor decking would be in grey slate.

The Council's Conservation Officer has advised that the details meet the requirements of the condition. The details, specification and materials of the hard and soft landscaping is considered acceptable and would achieve a high quality of landscaping that would contribute to the visual amenity and character of the area. The condition can therefore be discharged.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

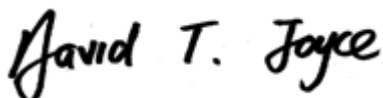
- 2 You are reminded that conditions 3 (materials), 4 (building regs (M4)), 10 (sustainable urban drainage), 11 (evidence of compliance with sustainability statement), 14 (green roof), 15 (PV cell panels), 17 (ground investigation), 18 (asbestos survey) and 20 (cycle storage) of planning permission ref 2016/3638/P dated 17/01/2017 are outstanding and require details to be submitted and 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