

Mr Geoffrey Prentice
5d Architects Ltd
764 Finchley Road
London
NW11 7TH

Application Ref: **2017/2603/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

12 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
16 Hollycroft Avenue
London
NW3 7QL

Proposal: Details pursuant to condition 6 (Landscaping) of planning permission 2016/5365/P for: The erection of a two storey rear extension at basement level with terrace above, following the demolition of the existing rear extension, erection of single storey infill extension to the flank elevation, new first floor extension, excavation of existing basement for ancillary accommodation with front lightwell, replacement of the rear dormer windows with door and installation of balustrade for inset balcony at roof level, new windows to the flank at ground floor level, installation of new rooflights and solar panels to the rear elevation all associated with the use as a dwelling house.

Drawing Nos: 16.951.01, 16HCA.LA.PL001 and Landscape Management Plan.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving the details.



The applicant has submitted details of the proposed hard and soft landscaping required by condition 6. The Council's Tree and Landscape 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 site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS14 , CS15 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.

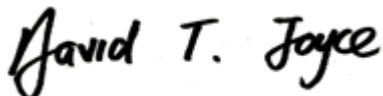
- 2 You are advised that all conditions relating to planning permission consent granted on 05/05/2017 (2016/5365/P) which need details to be submitted, have been approved.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning