

Richard Webb
WEBB ARCHITECTS LIMITED
Studio B, 7 Wellington Road
London
NW10 5LJ

Application Ref: **2017/3200/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
37 & 39 Rudall Crescent
London
NW3 1RR

Proposal:
Details of landscaping and tree protection required by conditions 5 & 7 of application ref. 2016/4897/P for conversion of existing garages to provide additional habitable accommodation.

Drawing Nos: FGD133FDS1, FGD133FPP1 R1, FGD133PP1 and Report Related to Approval of Condition.

The Council has considered your application and decided to grant permission

Informatives:

1 Reasons for Granting:

Full hard and soft landscaping details have been submitted as required by Condition 5 of planning permission 2016/4897/P and are considered satisfactory in demonstrating proposed species and densities of plantings and materials for hard landscaping. The proposed planting and materials are considered to be of high



quality and appropriate for the site.

Details of tree protection measures as required by Condition 7 of planning permission 2016/4897/P have been submitted to the Council and are considered satisfactory in protecting trees for the duration of construction.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies A3, D1 and D2 of the Camden Local Plan 2017.

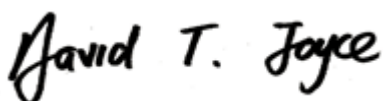
- 2 You are reminded that condition 4 (doors, gates and boundary treatment details in front elevation) of planning permission 2016/4897/P dated 07/05/2017 is outstanding and requires details to be submitted and approved.

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