

Susan Price
BB Partnership Limited
Studios 33-34
10 Hornsey Street
London
N7 8EL UK

Application Ref: **2017/4179/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
35 Elsworthy Road
London
NW3 3BT

Proposal:
Details of hard and soft landscaping and means of enclosure (condition 6) and tree replacement (condition 7) of planning permission 2014/5463/P dated 14/01/2015 (for Conversion from 2 flats into single family dwelling house including excavation of basement under footprint of house and rear garden with side and rear lightwells, erection of a 2-storey curved bay to rear to replace existing 1-storey angled bay and demolition of side addition).

Drawing Nos: 140229-L-10-01 Rev a, FEV-108, FEV-109 and FEV-114.

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

Informative(s):

- 1 **Reasons for Granting Approval:**
Full hard and soft landscaping details including means of enclosure have been submitted as required by Condition 6 of planning permission 2014/5463/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 property. An appropriate landscape management plan has been provided for ongoing maintenance of the plantings.

Details of tree replacement as required by Condition 7 of planning permission 2014/5463/P have been submitted to the Council and are considered satisfactory in planting an appropriate tree.

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 policy CS14 and 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.

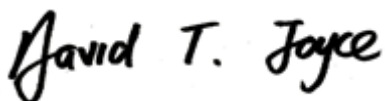
- 2 You are advised that all conditions relating to planning permission 2014/5463/P granted on 14/01/2015 which need details to be submitted, have been approved.

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