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Mr Peter Thomas
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Application Ref: **2017/4699/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

5 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
19 Rona Road
London
NW3 2HY

Proposal:
Details of hard and soft landscaping required by condition 4 of planning permission 2015/4436/P dated 15/07/2016 (for conversion of 6 bedroom house into two flats including excavation of single storey basement with front lightwell, erection of ground infill and first floor rear extension, rear dormer roof extension, creation of second floor roof terrace, installation of front and rear rooflights and replacement windows throughout).
Drawing Nos: Proposed:
2000 D, 2001 B, 2002 B, 2003 B and 2004 B.

The Council has considered your application and decided to approve details:

1 Reasons for granting approval:

Condition 4 has previously been discharged (ref 2016/3055/P dated 24/08/2016). There has been a slight amendment to the rear lightwell landscaping which now means a balustrade is proposed to prevent falls into the lightwell.

The applicant has submitted landscaping plans for the front and rear gardens including section drawings, hard landscaping materials, soft landscaping species and bin/refuse store and boundary treatment details. An appropriate replacement tree is proposed. The submitted details for the hard and soft landscaping required by condition 4 are considered acceptable and meet the requirements of the condition. It is therefore acceptable to discharge the condition.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, 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 2010.

2 You are advised that all conditions relating to planning permission 2015/4436/P granted on 15/07/2016, 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 T. Joyce

David Joyce
Director of Regeneration and Planning