

Darren  
Cite Construction

Application Ref: **2017/4226/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

31 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**land to the rear of  
1a Frognal  
London  
NW3 6AL**

Proposal:  
Details of condition 2 (Landscaping) of planning permission (2017/1175/P) dated 11/07/2017 for the erection of building comprising lower ground and ground floor level to provide 2 x 2-bedroom dwellings (Class C3) (following the demolition of existing garages).  
Drawing Nos: ED/1FR/301-E/Rev E

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

Informative(s):

- 1 Reason for approving details:

Condition 2 (Landscaping)

The hard and soft landscaping is considered to be of sufficient quality design in this case. The planting plan includes permeable paving and grass, which is acceptable. This is considered reasonable for this site due to the small size of the outdoor area



and the available areas for planting. This submission is therefore acceptable and can be discharged.

The full impact of the proposal has already been assessed.

No objections have been received and the site's planning history has been taken into account in coming to this decision.

As such, the proposed development is in general accordance with policy D1 of the London Borough of Camden Local Plan 2017.

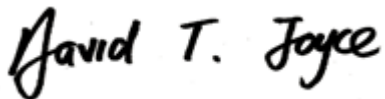
- 2 You are advised that all conditions relating to planning permission ref. 2017/1175/P) granted on 11/07/2017 which need details to be submitted, have been approved.

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