

Mr Enric Torner
Torner Architects
1 Wynyatt Street
London
EC1V 7HU

Application Ref: **2017/3767/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

7 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
77 Lawn Road
London
NW3 2XB

Proposal: Details of hard and soft landscaping required by condition 5 of planning permission 2016/1737/P, dated 05/06/2017 (for creation of basement to form additional living accommodation and 1x self-contained 1-bed flat; alterations to driveway and boundary; alterations/extensions to host building; associated works)

Drawing Nos: LWN_L-P1; LWN_LA 01; LWN_GE-03-P2

The Council has considered your application and decided to grant permission

Informative(s):

1 **Reasons for granting**

The proposal seeks to discharge condition 5 of planning permission 2016/1737/P, dated 05/06/2017.

Condition 5 requires the submission of details of hard and soft landscaping and means of enclosure of all un-built, open areas (including the new fencing on the



driveway) to be submitted for approval.

The proposed landscaping is considered to be suitable for the application site and of high quality design, appropriate to the Parkhill Conservation Area.

Further details of the fencing on the driveway were requested. The details, which include a dwarf brick wall with metal railings above towards the top end of the driveway, are considered to be acceptable and in keeping with the surrounding area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

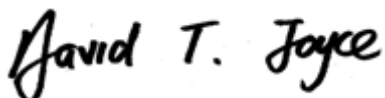
- 2 You are advised that condition 7 remains outstanding. Application reference 2017/3773/P (condition 7) is currently pending determination.

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