

Mr Ross McDonald
Alison Brooks Architects
Unit 610 Highgate Studios
53-79 Highgate Road
London NW5 1TL

Application Ref: **2017/4929/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

12 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
28 Belsize Lane
London NW3 5AB

Proposal: Details of landscaping, boundaries and tree retention required by conditions 5 and 7 of planning permission ref 2010/3112/P dated 23/03/2011 (for Renewal of planning permission dated 29/4/2008 ref 2008/0285/P for the erection of a new 3 storey plus basement dwelling house with bronze cladding).

Drawing Nos: BS 5837 Arboricultural Report for Development by OMC Associates dated 6.12.13; site monitoring report by OMC dated 19.7.17; Planting design report dated Aug 17; 2214-PL352 rev2, PL017rev3, PL360rev3, 005rev2.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval.

The details have been reviewed by the Council's Tree and Landscape Officer and are found to be acceptable. The plans show a variety of soft landscaping, paved patios and permeable paviers at front and rear, plus timber fences and brick walls



along the side boundary. The details of front garden railings, fences and walls are those previously approved by planning permission ref 2017/1936/P dated 15.8.17.

The removal of ornamental trees in the rear garden is acceptable as they are of little amenity value, their loss would not harm the character of the conservation area and as they are to be replaced by new trees. The landscaping and means of enclosure are considered to be suitable for the site and enhance the visual amenity and biodiversity of the site. The tree protection measures are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout the development in line with BS5837:2005 (now superseded by BS5837:2012).

The full impact of the proposed development has already been assessed. One objection has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision. A response to the objection is made within the consultation response document, uploaded under separate cover.

As such, the proposed details are 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.

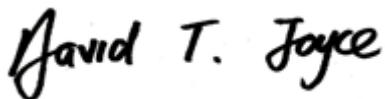
- 2 You are advised that all conditions relating to planning permission ref 2010/3112/P dated 23/03/2011, which need details to be submitted, have been approved.

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