

Ms Sarah Ballantyne-Way  
SBW Planning Ltd  
117 Mount Pleasant Road  
London  
N17 6TQ

Application Ref: **2017/4821/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

3 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**18 Lancaster Grove  
London  
NW3 4PB**

Proposal: Details of landscaping and cycle parking required by condition 7 and 11 of planning permission 2014/2811/P dated 17/03/2015 (for erection of 2 storey 6-bedroom single family dwellinghouse with basement).

Drawing Nos: Proposed Bike Store P7.13; Proposed landscape plan 09/08/17; Cover letter prepared by SBW Planning dated 20/09/17; Drivesett Argent Piora Permeable Block Paving specifications; P0.5

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

Informatives:

1 Reason for granting permission

The detailed design and materials of the timber gate are appropriate to the conservation area and the streetscape. The paving would be Marshalls permeable block paving which would contribute to sustainable urban drainage. While an artificial lawn would not enhance biodiversity it is accepted that this has been chosen to allow for all season use and is an appropriate surface for children. Moreover it is acknowledged a well maintained natural lawn makes little



contribution to biodiversity. The artificial lawn would be sustainably drained and would be surrounded by extensive planted areas. The planting proposed to the front garden would be 5 x Dicksonia Antarctica. Climbers are proposed in the small flower bed areas on either side of the property. The details of the landscaping are considered acceptable and would provide an appropriate setting for the approved house.

The cycle store would provide secure covered storage for 2 cycles. The detailed design of the cycle is considered acceptable.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 policies CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, and DP25 of the London Borough of Camden Local Development Framework Development Policies.

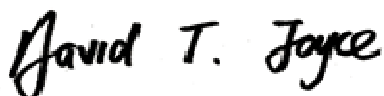
- 2 You are advised that all conditions relating to planning permission granted on 17/03/15 ref: 2014/2811/P which need details to be submitted, have been approved.

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