

Application ref: 2018/0294/P  
Contact: Alyce Keen  
Tel: 020 7974  
Date: 22 February 2018

**Development Management**  
Regeneration and Planning  
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Design Solutions  
561 Finchley Road  
London  
NW3 7BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Flat 1**  
**2 Frognal Lane**  
**London**  
**NW3 7DU**

Proposal: Details of hard and soft landscaping and means of enclosure of all un-built, open areas required by condition 5 of planning permission 2016/6870/P dated 21/03/2017 (for the erection of single-storey rear extension at the lower ground floor level; infill extensions to the lower ground and ground floor levels; new roof terrace plus access doors and railings at rear ground floor level; replacement staircase plus privacy screen; new timber sashes; new boundary treatment at front plus hard and soft landscaping works to front and rear gardens).

Drawing Nos: Cover letter prepared by Design Solutions dated 19/01/2018; C-103\_01.

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

Informative(s):

- 1 Reason for granting approval of details:

Details of hard and soft landscaping and means of enclosure of all un-built, open areas required by condition 5 have been submitted. The Council's Trees Officer has reviewed the submitted information and concluded that a sufficient amount of

soft landscaping would be retained and thus it may be discharged. The location, type and materials to be used for hard landscaping and boundary treatments are considered to be in keeping with the existing treatments on the adjoining properties and therefore appropriate. The location of the bin store to be situated behind the raised boundary treatment is considered appropriate to ensure the bin enclosure has limited visibility from the streetscene.

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

As such, the details are considered to be 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.

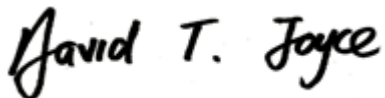
- 2 You are advised that all conditions relating to planning permission 2016/6870/P granted on 21/03/2017 which need details to be submitted, have been approved.

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