

Application ref: 2017/6460/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 12 March 2018

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No. 3
53 Priory Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 Oakhill Avenue
London
NW3 7RE

Proposal:

Details pursuant to conditions 5 (tree protection measure), 6 (cycle storage), 10 & 11 (hard and soft landscaping details) of planning permission 2013/6162/P dated 09/03/2015 and (as later amended by a variation of condition 3, dated 16.02.2016 ref: 2015/5055/P for: Basement excavation and extensions to rear and side in connection with conversion of existing single family dwelling into 2 x 3 bedroom maisonettes (Class C3).

Drawing Nos: 05 GA 200 REVC, 05 GA 201, 05 GA 202, 05 L 05, 05 SCH 103, 05 OS 01, 1182LS, Arboricultural Report commissioned by Wassells Arboricultural Services dated 25th October 2013 and Supplementary Arboricultural Information REVA.

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

Informative(s):

- 1 Reason for granting approval of details:

This application seeks to discharge the Condition 5: which require details demonstrating how trees to be retained shall be protected during construction work. The Council's Tree Officer was consulted and the submitted Arboricultural

Method Statement, which includes details of tree protection is considered sufficient to demonstrate that the trees to be retained both on site and on public highway will be adequately protected. As such, officers consider that the trees would be adequately protected during the demolition and construction phases and to be in line with BS5837:2012

Condition 6 requires details of the cycle storage enclosure to be submitted and approved in accordance with Policy T1. The policy requires 2 x cycle spaces per dwelling and would be hung internally within each residential units. As such, the proposal would provide 8 x cycle storage places. However, certain elements would not be fully compliant with CPG 7 due to being located at lower and upper-ground floor level with no step-free access. The Transport Officer confirmed that the condition can be discharged in this instance due to the existing site constraints.

Conditions 10 and 11 requires the hard and soft landscaping details to be submitted and approved to the Council. The applicant has submitted a landscape plan which have been reviewed by the Council's Trees and Landscaping Officer. The details were found to be acceptable by officers and sufficiently demonstrate appropriate hard and soft landscaping and suitable planting for the site. The Council has assessed the information and materials and in relation to design, details and specification and they are considered appropriate as they will not dominate the external look and feel of the buildings, are sympathetic to the general area and in line with the materials which are used on the existing building. The lights would have minimal back spill to reduce light spillage.

The submitted details are considered to be acceptable to discharge conditions 5, 6, 10 and 11 of planning permission 2013/6162/P dated 09/03/2015.

The site's planning history has been taken into account when coming to this decision. 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 s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal would be in accordance with policy CS14 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; and Policies A1, A3, D1, D2 and T1, of the Local Plan 2017. The proposal also accords with policies 7.4 and 7.6 of the London Plan March 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

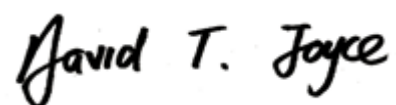
- 2 You are advised that conditions 4, 8 and 12 of permission 2013/6162/P are still outstanding and require details to be submitted and approved to the Local Planning Authority.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning