

Application ref: 2018/1246/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 4 May 2018

Development Management
Regeneration and Planning
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DP9 Ltd
100 Pall Mall
LONDON
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
22 Frognal Way
London
NW3 6XE

Proposal:

Details of hard and soft landscaping and means of enclosure of all un-built, open areas required by condition 3 of planning permission 2015/3530/P dated 17.03.2016 allowed under appeal Ref: APP/X5210/W/16/3150327 dated 09.03.2017 for demolition of existing dwelling house at 22 Frognal Way and redevelopment to provide a single detached family dwelling house and all other necessary works.

Drawing Nos: 2082-000-001; 2082-030-001; 2082-030-002; 2082-030-004; and 2082-030-006.

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

Informative(s):

1 Reason for granting permission-

The ground floor plans and section drawings of the hard and soft landscaped areas and means of enclosure of all the un-built and open areas have been submitted including details of proposed earthworks including grading, mounding and other changes in ground levels on section drawing. The details submitted are considered sufficient to demonstrate that hard and soft landscaping arrangement including the

proposed material for the bin stores, garden screen and timber fencing would be of a high quality design. Furthermore, the tree replacement, evergreen hedge and permeable paving would enhance the character of the site and also the biodiversity of the site. The tree officer has reviewed the information and has raised no objections to the proposal. The condition can therefore be discharged.

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.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and D25 of the London Borough of Camden Local Development Framework Development Policies; and the National Planning Policy Framework 2012.

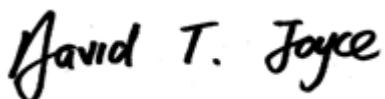
- 2 You are reminded that condition 7 (details of the green roof including species, planting density, substrate) of planning permission 2015/3530/P allowed on appeal on 09.03.2017 is outstanding and requires details to be submitted and approved.

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