

**1 and 2, 66 Fitzjohns Avenue  
London  
NW3 5LT**

**Statement Related to Approval of Conditions Associated with Application-  
2105/5847/P**

**Condition 9**

**Condition 9 Associated with Application- 2015/5847/P -**

"No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved".

**Photograph of the Existing in Relation to Condition 9-**



Existing external space to front of properties showing cobbles and bamboo screening

## Proposals in Relation to Condition 9-

This statement is accompanied with plan and section drawing showing the proposal for the hard and soft landscaping.

It is proposed that the existing cobbles will be reused to create the hard landscaping for the floor finish extending from the front security gate to the hard standing for the car parking and then the pathways leading to the properties and the bike storage at the Southern end of the site. There will be sections of lawn as indicated on the plan in front of the planters that run along the length of the front elevation of the houses. The planters and path and steps to the front doors will be in brickwork to match the facing brickwork of the house elevations. The planters to the front will be planted with small shrubs and planting as the following-

Hydrangea Seemannii, Vinca Minor Gertrude Jekyll, Viburnum Davidi, Euphorbia Amygdaloides Var Robbiae, Hakonechloa Macra, Pachysandra terminalis.

To the boundary with 64 Fitzjohns Avenue there will be a planter running the full length of the retaining wall that will be planted with bamboo as the existing situation. The bamboo will create a screen to provide privacy to both properties of 64 and 66 Fitzjohns Avenue. There will also be a new Silver Birch to this planter to replace the existing tree.

The driveway from the entrance off Fitzjohns Avenue to the security gate will be paved with tarmac as the existing situation.