

Application ref: 2018/4405/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 31 October 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 required by condition 3 of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning application 2015/3530/P dated 18/03/2016 for 'Demolition of existing dwelling house at 22 Frognal Way redevelopment to provide a single detached family dwelling house and all other necessary works'.

Drawing Nos: 2082-030-001, 2082-030-002, 2082-030-004, 2082-030-006, 2082-000-001, 2082-000-002\_Rev.E, Retaining Wall Amendments September 2018 document by Randle Siddeley, & Root Excavation Report ref: KSR/22FW/Lttr/01 dated 03/09/2018

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

#### **Informative(s):**

- 1 Full hard and soft landscaping details have been submitted as required by Condition 3 of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning application 2015/3530/P dated 18/03/2016.

Whilst this has previously been discharged under 2018/1246/P dated 04/05/2018, this re-submission addresses a minor alteration proposed to the

previous scheme to introduce a further set back wall around the terrace courtyard and realigned piled wall line. All other details (including grading, mounding and other changes in ground levels) remain as previously approved under 2018/1246/P.

The details are considered satisfactory in demonstrating proposed species and densities of plantings and materials for hard landscaping. The proposed planting and materials are considered to be of high quality.

The planning and appeal history of the site 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 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies D1, D2 and A3 the London Borough of Camden Local Plan (2017).

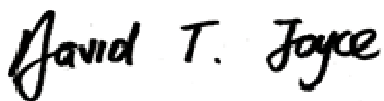
- 2 You are reminded that condition 7 (details of the green roof including species, planting density, substrate) of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning application 2015/3530/P dated 18/03/2016 is outstanding and requires details to be submitted and approved.

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