

Application ref: 2018/4792/P
Contact: Kate Henry
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Date: 12 December 2018

Development Management
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Webb Architects Ltd.
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

66 Fitzjohn's Avenue
London
NW3 5LT

Proposal: Details of cycle storage required by condition 4 and details of hard and soft landscaping and means of enclosure required by condition 9 of planning permission 2015/5847/P, dated 28/03/2017 (for the erection of a pair of semi-detached, two storey dwellings with basements, following demolition of existing buildings)

Drawing Nos: 1169.04.11(A); 1169.04.13(B)

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

Informatives:

1 Reasons for granting

This application seeks to discharge conditions 4 (cycle storage) and 9 (details of hard and soft landscaping and means of enclosure) of planning permission 2015/5847/P, dated 28/03/2017.

The cycle storage details have been revised during the course of the application, to ensure the spaces are wide enough to accommodate bicycles (1m wide). The details, which include a timber clad structure with lockable spaces for 2x bicycles, are considered to be acceptable.

The landscaping details have also been revised and now include the provision of a bin store within the site to serve the new dwellings. The proposed landscaping will include the re-use of the existing cobbles to create the areas of hardstanding, brickwork planters to the front of each property, a section of lawn, and planting along the shared boundary with No. 64. The details are considered to be acceptable.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Two comments have been received prior to making this decision which have been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP17 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that conditions 3 (details and samples of materials), 8 (details of green roof), 12 (details of suitably qualified engineer to oversee basement construction), 13 (details of compliance with Building Regulations Part M42), 14 (details of replacement tree planting) are outstanding and require details to be submitted and approved.

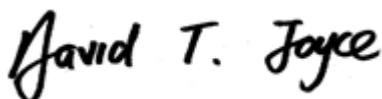
Details relating to condition 7 (energy strategy) have been submitted and are currently being considered by the Council (planning reference 2018/6005/P).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning