

Application ref: 2018/5443/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 7 May 2019

Development Management
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Woollacott Gilmartin Architects
15a Parliament Hill
London
NW3 2SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**15A Parliament Hill
London NW3 2SY**

Proposal:

Details required by condition 5 (landscaping) of planning permission dated 17.2.17 ref 2016/2225/P (for Variation of condition 2 (approved plans) of planning permission dated 15.4.16 ref 2014/7827/P (for the demolition of the existing house & the construction of a new 4 storey house with a basement), to include redesign of rear extension behind no.15 and its enlargement into rear garden of no.14, creation of a side roof dormer with passive ventilation, and minor changes to the front and rear elevations, fenestration, materials, roof lights and roof profile).

Drawing Nos: x/1:1250-000; p/1:500-000; (all with prefix- P/extwrks/) 1:20/201, 1:20/202, 1:20/211, 1:20/212, 1:20/213, 1:20/214, 1:20/215, 1:20/216, 1:20/217, 1:10/201, 1:10/202, 1:50/101, 1:50/102, 1:10/101; External Works: List of Materials & Plants etc dated 1.11.18

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

Informative(s):

1 Reason for granting permission-

The landscaping details follow on from the approved landscaping strategy for the front and rear gardens. Notably it provides adequate screening to the

neighbouring rear window at 15 Parliament Hill and around the new front garden lightwell. The details are considered to be high quality and suitable for the site and they will contribute to the visual amenity, biodiversity and character of the area.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CS14 and CS15 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.

- 2 You are reminded that conditions 8 (tree protection) and 12 (code of sustainable homes review) of planning permission ref 2016/2225/P dated 17/02/2017 are outstanding and require 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer