

Application ref: 2019/2039/P
Contact: Laura Hazelton
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Date: 17 May 2019

Development Management
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RPS
140 London Wall
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

59 Maresfield Gardens
London
NW3 5TE

Proposal:

Details of hard and soft landscaping required by condition 4 of planning permission granted on 26/08/2016 under reference 2015/3506/P for the erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling.

Drawing Nos: 1314A-PP-22, 1314A-PP-23, Drawings prepared by Landmark Trees titled Landscape Plan dated January 2019, Existing Soft Landscape Plan dated March 2019, and Landscape Management Plan.

Informative(s):

1 Reason for granting permission

Details have been submitted of the proposed landscaping demonstrating species, sizes, trees, earthworks and a landscape maintenance plan.

The submitted details have been reviewed by the Council's Trees and Landscaping Officer who has confirmed the details are considered suitable for the site and are of high quality. It is recommended that the details be approved and condition 4 discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are considered acceptable and are in accordance with policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are reminded that conditions 3 (samples of materials), and 15 (evidence of internal water use) of planning permission granted on 26 August 2016 (reference 2015/3506/P) 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 grey rectangular background.

Daniel Pope
Chief Planning Officer