

Application ref: 2019/2153/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 29 May 2019

Development Management
Regeneration and Planning
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Vorbild Architecture Limited
31C Canteloves Road
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
63 Hillfield Road
London
NW6 1QB

Proposal:

Details for condition 5 (hard and soft landscaping) of planning permission ref. 2017/4326/P (dated 31/10/2018) for erection of new single storey (plus basement) building fronting Achilles Road comprising 1 x 3-bed unit (Class C3) with front lightwell; Conversion of existing building from 2 to 3 flats (3 x 2-bed); erection of single storey rear/side infill extension and rear dormer; enlargement of existing basement level and front lightwell; creation of new access off Agamemnon Road; hard and soft landscaping works.

Drawing Nos: A-(21)-023; A-(21)-022; A-(23)-001; A-(23)-002A; A-(23)-003A; A-(23)-004; A-(23)-005 (all dated 27.08.2018)

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for approving details:

The landscaping proposals have been reviewed by the Council's Tree and Landscaping officer who considers the details to demonstrate a good mix of plant species that are suitable to the site. The landscaping will ensure that the new development enhances the biodiversity of the site and contributes to the

visual amenity of the area. It is noted that details of the green roof and gates/railings have already been 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 buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policies A2, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/4326/P (dated 31/10/2018) which need details to be submitted, have been 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