

Application ref: 2018/4272/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 2 July 2019

Development Management
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Fabric-Space
Suite 2
5 Rochester Mews
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat B
40 Hollycroft Avenue
London
NW3 7QN

Proposal:

Details of material samples, hard / soft landscaping and tree protection required by conditions 5, 6 and 8 of planning permission 2016/3691/P dated 08/11/16, (for demolition and replacement of rear extension and garden studio and replacement of glazing to rear bay window and restoration of 2 front windows).

Drawing Nos: Email from agent dated 7/9/18 providing manufacturer's specification for Petersen kolumba K58 brick; Drawing pack dated 26/20/17 (Rear garden design 2 x2; Raised patio elevation; Raised bed elevation); Foundation & Ground Floor General Arrangement Option A; Tree protection plan

Informative(s):

1 Reason for granting permission

'Petersen kolumba K58' brick would be used for both the garden outbuilding and the extension. The proposed structures are of limited visibility and of high quality design. It is therefore considered that the material, while not characteristic of the immediate area, will complement the proposal and be broadly sympathetic to the conservation area.

The details of the landscaping are acceptable and would ensure that the development achieves a high quality of landscaping, contributing to the visual amenity and character of the area. A tree protection plan has been provided. The details are acceptable and would ensure the development would not have an adverse effect on existing trees.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission granted on 8/11/2016 ref: 2016/3691/P 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 blue rectangular background.

Daniel Pope
Chief Planning Officer