

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street,
London
WC1H 9JE

15th July 2019

2018/15
BY PLANNING PORTAL

Dear Sirs,

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION

LPA REF: 2018/2343/P

VERNON HOUSE, 5-8 ST MARK'S SQUARE, LONDON, NW1 7TN

I am instructed by my client, SAV Group, to submit an application for approval of details reserved by condition. The details relate to the planning permission (LPA ref: 2018/2343/P), which was granted on 5th April 2019 following an allowed appeal (PINS ref: APP/X5210/W/18/3217583):

"Erection of single storey outbuilding in rear garden for ancillary residential use."

Accordingly, I attach electronic copies of the following information:

- Completed application form;
- Site Location Plan; and
- Detailed Planting Plan (Ref: LC/00256 03 B).

In addition, I can confirm that £116, which is the requisite fee for determining the application, will be paid separately.

The application seeks to discharge condition 5. Condition 5 reads:

"Prior to the first use of the outbuilding full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority."

In terms of hard landscaping, this application is accompanied by a Detailed Planting Plan (Ref: LC/00256 03 B), which sets out a schedule of the materials proposed for the hard landscaping. The proposed materials include (see the links for further details):

- All paving will be laid in Beige Sawn Sandstone paving;
- All brick edging will be laid in Wienerberger Valeriaan Yellow Stock Facing Bricks;
- The gravel area will be made of 20mm Golden Gravel;
- The seating area on the west side of the garden and the timber sculpture will be made of Softwood Brown Wooden Railway Sleepers; and
- The decking area at the front of the garden room will be made of treated timber.

The physical samples of all the above materials can be delivered to the Council's offices upon request.

In terms of soft landscaping, the proposed layout, type of planting and maintenance schedule is also set out in the Detailed Planting Plan (Ref: LC/00256 03 B). It is proposed that grass area will be laid in Rolawn medallion turf. The proposed planting includes such species as Japanese cedar, Red Robin, Japanese quince, Persian Ivy, Climbing Hydrangea and Rosemary.

It is considered that the proposed materials will complement the character and appearance of the Conservation Area. Furthermore, the proposed planting will enhance the biodiversity in the area.

In summary, this application should provide you with the necessary information to condition 5 of the planning permission (LPA ref: 2018/2343/P). If you require any further information or clarification on any particular matter, please do not hesitate to contact me.

Yours faithfully,



Viktorija Saveca
Senior Planner

cc. SAV Group

Encl.