

Application ref: 2017/6992/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 16 September 2019

Development Management
Regeneration and Planning
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James Gorst Architects
16a Crane Grove
London
N7 8NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Garden House
Vale of Health
London NW3 1AN

Proposal:

Details of hard and soft landscaping required by condition 5 of planning permission dated 10.10.16 ref 2016/2600/P (for Various alterations and extensions to existing dwelling house, including erection of a front roof dormer with 2 windows and a rear roof dormer extension; replacement and installation of new windows to all elevations, relocation of chimney to flank wall, re-cladding with slate on all elevations and roof; removal of part of eastern embankment and raised terrace to provide ground floor verandah with terrace above at first floor level; installation of timber cladding on outhouse).

Drawing Nos: EX-GA-050 rev T1, PR-GA-050- rev T3 (dated 29.1.19 and marked 'drainage note added'); L005-tree planting pit landscape detail- Nyssa Sylvatica by MFoster Nov 2018; Arboricultural Method Statement dated 7.12.18 ref AMS/MF/0113/18 by Marcus Foster; Tree and Landscape report dated 12.12.17 ref AR/MF/053/17 by Marcus Foster; tree protection plan T007

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

Informative(s):

- 1 Reasons for approval-

The landscaping scheme as revised for the garden facing the pond shows a variety of soft planting including lawns, hedges, trees and shrubs, as well as retained trees of amenity value, plus permeable paving. The drainage channels will not now interfere with tree root protection areas. 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 as well as enhancing the public realm as viewed from the Heath.

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, character of conservation area or neighbouring amenity.

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 advised that the application submitted to discharge condition 8 (permeable paving and SUDS) of planning permission ref 2016/2600/P dated 10.10.16 is being currently assessed.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer