

Application ref: 2019/6117/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 14 January 2020

Development Management
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Greenway Architects
Branch Hill Mews
London
NW3 7LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**106-108 Regent's Park Road
London
NW1 8UG**

Proposal:

Details pursuant to Condition 4 (details of hard and soft landscaping) of planning permission 2019/0194/P (dated 26/11/2019) for Erection of rear extensions at lower ground, ground and first floor levels; partial front infill extension at lower ground floor level; lowering of floor level throughout; and other external changes including fenestration alterations and reinstatement of garden wall in association with reconfiguration of building into single dwelling house (5-bed) and two self-contained units (1x1-bed; 1x2-bed) (C3) Drawing Nos: 1939 300; 1939 301; 1939 302; 1939 303; Cover letter from Greenway Architects (dated 06.12.2019)

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

Informative(s):

1 Reasons for granting:

Details have been submitted to show the proposed landscaping approach for the front garden areas to no's 106 and 108. It is proposed to reinstate a magnolia tree that was removed following under application ref. 2019/4523/T. The Council's tree officer recommended that if reinstated, a larger flower bed

should be provided to allow for extra soil volume to support the magnolia. This has been included and is welcomed. The hard landscaping would comprise York stone floor and black metal railings surrounding the lightwells to match the existing situation.

The landscaping details would provide a high quality and appropriate appearance sensitive to the host building and conservation area.

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.

The details are in general accordance with policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2019/0194/P granted on 26.11.2019 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



Daniel Pope
Chief Planning Officer