

Application ref: 2019/2436/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 3 March 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Alistair Grills Associates
4 Chisholm Road
Richmond
TW10 6JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
24 Belsize Lane
London
NW3 5AB

Proposal:

Details of the hard and soft landscaping as required by condition 7 of planning permission 2017/6969/P dated 30/05/2018 for demolition of existing two storey rear extension and erection of enlarged two-storey rear extension, excavation works to extend existing basement level, and other external alterations.

Drawing Nos: CAD Drawing no. 1; Existing 840.01; Existing 840.02; Proposed 840.01; Proposed 840.02; Drain Survey 040918 A dated 04/09/2018.

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

Informative(s):

1 Reasons for granting permission:

Condition 7 requires details of the hard and soft landscaping to be provided to ensure the landscaping is of high quality and contributes to the visual amenity and character of the area.

The proposed landscaping would increase the area of greenery to front garden from 5.9sqm to 9sqm, to include shrubs, hedges and mixed planting. The proposal also includes removal of a Pear Tree on the western side, close to the front gate. Justification for this removal is supported by site survey which identified the tree's roots are causing damage to the drainage pipe. This is supported by the Arboricultural assessment and proposed to be replaced with a semi-mature wild apple tree, adjacent to the front boundary wall. Tree officers confirmed this would be a better location for a tree and would be acceptable.

The proposal also includes replacement of existing paving with York Stone paving filled with permeable joining compound, which is acceptable. Alterations to the front boundary and gates have been assessed and approved in relation to condition 4 under ref no 2018/3076/P dated 08/08/2018.

In relation to the rear garden, this has numerous shrubs and bushes, small and larger trees. Two applications for works to trees (reference nos. 2019/4109/T, 2019/4751/T granted on 12/09/2019 and 25/10/2019) include removal of 8 trees in the rear garden and subsequently the redwood tree in the middle of the garden. It's been confirmed that the cherry tree closer to the building would be retained as shown on the current drawings.

The proposed landscaping includes a mix of hard and soft landscaping, and 16 new trees. The proportion of hard and soft landscaping is maintained as existing. The proposed hard landscaping would be Lime stone with permeable jointing compound which is considered acceptable.

The shed in rear garden is shown to be relocated adjacent to the boundary with no. 22 Belsize Lane; however this does not form part of this Approval of Details application. It is noted that its relocation would fall under permitted development.

In terms of means of enclosure, the rear garden is currently bordered by a timber fence. The land topography varies and the fence steps down towards the host building. The proposed fence would preserve the stepped character and would be of maximum 1.8m high in relation to the land gradient. The proposed fencing is considered acceptable.

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 and on the character of the conservation area.

As such, the proposed development is 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 2017/6969/P dated 08/05/2018, 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer