

Application ref: 2020/1152/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 18 March 2020

**Development Management**  
Regeneration and Planning  
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Sutherland Hussey Harris Architects  
99 Giles Street  
Edinburgjh  
EH6 6BZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**3 Bacon's Lane**  
**London**  
**N6 6BL**

#### **Proposal:**

Details of hard and soft landscaping required by condition 6 of planning permission ref: 2019/4480/P dated 14/11/2019 for the 'Erection of single storey rear extension and infill extension to southern corner at ground floor level with new external patio; erection of new front porch and creation of second entrance door; re-cladding of existing garage and partial conversion to habitable room; erection of new garage to southern boundary for 1 x parking space and new boundary wall; 2 x new rooflights to east and west roofslope'.  
Drawing Nos: PL-P-005B

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

#### **Informative(s):**

##### **1 Reason for granting permission**

Details have been provided of the proposed hard and soft landscaping and means of enclosure of un-built open areas to discharge condition 6. The details include replacement trees, proposed earthworks and changes in ground levels.

The proposed raised patio and concrete planter would be located within the

existing root protection area and the proposals have been revised so that the foundation design would include small auger piles to avoid damage to the tree roots. Tree protection measures will remain in place for the duration of the construction phase and then taken down to facilitate the landscaping phase.

The proposed planting includes a mixture of Olives and Falling Rosemary Prostrate to the east and south boundary and woodland planting such as Ferns, Digitalis and White woodland hydrangea to the west boundary.

The details have been reviewed by the Council's Trees and Landscaping Officer who have confirmed they are acceptable following revisions to the foundation design and confirmation of tree protection measures.

No objections have been received prior to determination.

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, conservation area or on neighbouring amenity.

As such, the proposed details would ensure a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies OS2 and DH10 of the Highgate Neighbourhood Plan 2017.

- 2 You are reminded that condition 4 (brickwork) and condition 9 (green roof details) of planning permission granted on 14/11/2019 (reference 2019/4480/P) are outstanding and require details to be submitted and 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