

Application ref: 2020/0138/P
Contact: Kate Henry
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Date: 13 March 2020

Development Management
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Montagu Evans
5 Bolton Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

81 Avenue Road
London
NW8 6JD

Proposal: Discharge of Condition 8 (Hard & Soft Landscaping) granted under reference 2016/5197/P dated 13/04/17 for erection of a 3 storey, single family dwelling house (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwelling house.

Drawing Nos: Cover letter, dated 13 January 2020; Stage 1 - Layout plan front garden; Stage 1 - Layout plan rear garden; Plant Schedule (dated 23rd December 2019); 1510-PL-100 Rev 00; Hard Landscaping details including Management and Maintenance Plan.

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 8 (details of hard and soft landscaping) of planning permission 2016/5197/P, dated 13/04/2017. The condition requires details to be provided of hard and soft landscaping and means of enclosure of all un-built, open areas to be submitted for approval in writing before development commences.

Proposed layout plans for the front and rear gardens have been provided, as well as a plant schedule, hard landscaping details and a Management and Maintenance Plan. The Council's Tree Officer has reviewed the application and is satisfied that the proposals would achieve a high quality of landscaping which contributes to the visual amenity and character of the area.

The proposed development is in general accordance with Policy CS14 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 reminded that conditions 6 (external noise levels), 7 (living roof details), 10 (tree protection details) and 14 (solar PV details) of planning permission 2016/5197/P, dated 13/04/2017 are outstanding and require details to be submitted and approved.

Condition 10 is a pre-commencement condition and details have been submitted (application reference 2020/0343/P). The decision on the application is pending.

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