

Application ref: 2019/3398/P
Contact: Ben Farrant
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Date: 19 March 2020

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DP9 Ltd
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**22 Frognal Way
London
NW3 6XE**

Proposal:

Details of landscaping and arboricultural impacts required by conditions 3 and 6 of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning permission ref: 2015/3530/P dated 18/03/2016, for 'Demolition of existing dwelling house at 22 Frognal Way redevelopment to provide a single detached family dwelling house and all other necessary works'.

Drawing Nos: KSR/22FW/AMS/01g by Landmark Trees dated 21st November 2019 & 2082-000-002_Rev.H

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

Informative(s):

- 1 Full hard and soft landscaping details, and arboricultural impacts of the works have been submitted as required by conditions 3 and 6 of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning application ref: 2015/3530/P dated 18/03/2016.

Conditions 3 and 6 were approved under ref: 2018/1246/P dated 04/05/2018,

and ref: 2017/5026/P dated 21/02/2018 respectively. Condition 3 was re-discharged following minor alterations to introduce a further set back wall around the terrace courtyard and realigned piled wall line (ref: 2018/4405/P dated 30/10/2018). The current submission relates to updated information following revised tree planting proposals.

The details submitted, including the attached arboricultural method statement are considered sufficient to discharge the conditions. A broad range of plants and trees are proposed which will enhance the biodiversity of the site, and the proposed decking is permeable and will not adversely affect the trees to be retained.

The plans originally showed an external lift to the boundary with no.20 Frognal Way; an amendment has since been received omitting this element of the scheme.

The Council's tree officer has reviewed the submission and recommends the conditions are discharged.

The planning and appeal history of the site has been taken into account when coming to this decision. One comment was received from a third party concerning the external lift, though this has now been removed from the plans.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies D1, D2 and A3 the London Borough of Camden Local Plan (2017).

- 2 You are reminded that condition 7 (details of the green roof including species, planting density, substrate) of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning application 2015/3530/P dated 18/03/2016 is outstanding and requires 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer