

Application ref: 2020/0162/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 24 March 2020

Development Management
Regeneration and Planning
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Marek Wojciechowski Architects Ltd.
First Floor
66-68 Margaret Street
LONDON
W1W 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
16 Bracknell Gardens
London
NW3 7EB

Proposal:

Details of details of hard and soft landscaping required by condition 4 of planning permission reference 2019/3734/P dated 01/10/2019 for the 'erection of a single-storey extension and loggia to rear, replacement of fenestration at rear ground and first floor levels. Removal of existing rear extension and loggia, landscaping and tree works, associated alterations'

Drawing Nos: 172-10-b, 172-09-a, 172-02-a, 172-06-a, 172-05-a

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

Informative(s):

1 Reason for granting

Details have been submitted to show the proposed landscaping approach for the rear garden area. It is proposed to plant a Beech tree in the location of the Pine tree which was removed under application ref. 2019/6258/T. 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2019/3734/P granted on 01/10/2019 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer