

Application ref: 2020/2802/P  
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Date: 5 August 2020

**Development Management**  
Regeneration and Planning  
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Guard Tillman Pollock Limited  
Guard Tillman Pollock Limited  
161 Whitfield Street  
London  
W1T 5ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**11 Burghley Road**  
**London**  
**NW5 1UG**

Proposal:

Details of trellis and planting pursuant to condition 5 of planning permission ref: 2018/4262/P dated 03/12/2018 for 'Proposed single storey lower ground floor rear extension with roof terrace above'.

Drawing Nos: LP.01, 07.07A, 07.08, 08.07G, 08.08A & 08.09A

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for approval:

Details of the boundary trellis and planting were submitted in compliance with condition 5 of planning permission ref: 2018/4262/P dated 03/12/2018. The details show a timber trellis maintained at the same height on the boundary as the previously approved scheme. Whilst the trellis would allow some views to permeate through, it would obscure any direct overlooking and is considered to be acceptable in this instance, particularly given the existing levels of overlooking on site. The agent has confirmed that climbing plants are proposed on the trellis (as shown on the plans) which would help to reduce any direct

overlooking further and would provide an appropriate simple vegetation screen within the context of these gardens.

The trellis and planting details are considered to form an appropriate screen to the side boundary and are considered to be acceptable on this basis.

One objection was received primarily concerning the height/depth of the proposed trellis. The trellis has since been reduced in scale to match the proportions of the previous approval.

The proposed trellis and planting details are considered not to result in harm to neighbouring amenity.

The planning history of the site has been taken into account when coming to this decision. 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, on the character of the conservation area or on neighbouring amenity.

The proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref: 2018/4262/P dated 03/12/2018, 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



Daniel Pope  
Director of Economy, Regeneration and Investment