

Application ref: 2020/3004/P  
Contact: Josh Lawlor  
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Date: 11 September 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Oakley Hough Limited  
The Barn  
Stebbing Farm  
Fishers Green  
Stevenage  
SG1 2JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**51 Fitzjohn's Avenue**  
**London**  
**NW3 6PH**

#### **Proposal:**

Details for condition 6 (Landscape) of planning permission ref. 2013/7379/P dated 30/03/2015 as amended under ref. 2019/3020/P dated 17/10/2019 for the 'basement excavation with associated alterations, removal of rear conservatories, extension at 5th floor, replacement of dormer window with door, alterations to fenestration and conversion from 13 to 21 flats (7x1 bed, 12x2 bed, 2x3 bed)'

Drawing Nos: Plant Schedule - Rear Garden dated 06/07/2020, 885/LS/001-B, 51 Fitzjohn Avenue Planting Plan July 2020, 51 Fitzjohn Avenue plant photos

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

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

##### **1 Reason for granting approval:**

Details of the proposed landscaping scheme for the rear garden area are considered acceptable and would provide adequate visual amenity, soft planting and biodiversity. The proposed landscaping would not cause harm to the character of the building or 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 building 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. 2013/7379/P granted on 30/03/2015 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  
Director of Economy, Regeneration and Investment