

Application ref: 2020/2962/P
Contact: Sofie Fieldsend
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Date: 7 October 2020

Development Management
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Alexander Martin Architects Limited
22-24 Kingsford Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**3 and 3A Frognal Gardens
London
NW3 6UY**

Proposal:

Details of landscaping for condition 5 of planning permission ref. 2019/5995/P dated 02/07/2020 (for Conversion of a 4bed dwelling and a 3 bed dwelling to a 5 bed dwellinghouse, plus various extensions and alterations.
Drawing Nos: FG13 revision C (received 25.9.20).

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval:

The landscaping plan shows a replacement cherry tree 'Prunus Incisa' at least 16/18cm in circumference when measured at 1m above ground. This is an acceptable replacement. The proposed path behind the outbuilding was revised to a grassed pathway following advice from Camden's tree officers as there was concern that the originally proposed gravel pathway would have damaged tree roots.

The Council's tree officers have reviewed the detail and raise no objection to

the revised details. These will ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the 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 the character of the conservation area.

The details are in general accordance with polices A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that there are no further outstanding details to be submitted for discharging conditions on this planning permission ref. 2019/5995/P.

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 above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment