

Application ref: 2020/4791/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat A
45 Lancaster Grove
LONDON
NW3 4HB

Proposal: Details of brickwork sample, landscaping, and tree protection required by conditions 4, 5 and 7 of planning permission 2020/2126/P dated 11/09/2020 for ground floor rear extension

Drawing Nos: Site location plan; Condition 4 sample panel of brickwork document; Tree protection plan produced by Marcus Foster Tree Consultancy dated January 2021; Tree Planting Specification produced by Marcus Foster Tree Consultancy dated January 2021; Condition 5 Details of hard and soft landscaping document.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission-

Condition 4 required a sample panel of the facing brickwork to be provided on-site. The new extension would be constructed from red rubber facing bricks to match the brickwork finish of the existing building and would be laid and pointed in the same pattern of the existing building. A sample of the brick was

viewed on site by the Council's Conservation Officer and was considered satisfactory to discharge the condition.

Condition 5 requires hard and soft landscaping details to be submitted. Additional details of the new trees and the tree planting specification was submitted during the course of the application as part of the overall landscaping plan. A significant proportion of the landscape is to be retained as a grass lawn which is welcomed. The Council's Tree Officer has reviewed the details and considers the information is satisfactory to discharge the condition.

Condition 7 requires tree protection details to be provided. During the course of the application a revised tree protection plan was submitted to show the root protection areas of existing trees to be retained. The Council's Tree Officer has reviewed the details and considers the information is satisfactory to discharge the condition.

As such the proposed 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 granted on 11/09/2020 (ref 2020/2126/P), 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
Chief Planning Officer