

Application ref: 2020/4941/P
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DWD LLP
6 New Bridge Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**16A Lyndhurst Gardens
London
NW3 5NR**

Proposal:

Details of landscaping required by condition 9 of planning permission 2016/6323/P dated 08/09/2017 as an amendment to 2013/5916/P dated 8/09/2017, for the erection of single storey dwelling with basement and sub-basement (Class C3).

Drawing Nos: PL402 RevP02,GA001 Rev04, 1601-TFP-LG-OO-DR-A-3104 RevC6, PL403 RevP02, 1601-TFP-LG-OO-DR-A-6132 RevC1, 4948DE08 RevPL02.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting.

The proposed scheme intends to alter the approved landscape scheme under permission 2018/0030/P which approved a variety of paving, decking, lighting, fences, steps, planters, drainage and surfacing improvements, this also included a range of trees planting and plant species in bed.

This assessment intends to assess the changes only rather than repeat the

assessments of proposed works already approved under; 2018/0030/P i.e; paving, decking, lighting, fences, steps, planters, drainage, surfacing and planting.

The only changes now sought from this application are;

(a) the removal of the planter from the trellis adjoining No.18 and the minor associated design changes (north boundary) and

(b) the removal of the planter at the ground floor level adjacent to the lightwell and installation of a glass balustrade and stone paving (South boundary).

The removal of the planter from the boundary of No.18 due to maintenance issues (the enclosing trellis is to remain as approved but without a central planter).

With regards to the wall and trellis, the wall is approximately 2.0-2.3m depending on the floor level measuring point. The proposed trellis proposed would be a further 410mm above the wall which itself measures around 2 metres in height. This has been designed align the boundary heights with the rear and front of the site and create a uniformity along the elevation. The trellis would have small slatted gaps that break up the density of the boundary (as per the approved boundary of No.16 from application 2017/7085/P).

The area of planting adjacent to No.16 to be omitted due to maintenance issues and changed to paving to allow for access to the site boundary which may lead to a detriment in appearance overall, and a glass balustrade to be introduced to provide guarding along the light well edge to make the area safe.

The changes mentioned above is considered to have a modern appearance to the new alteration to the dwellinghouse, the changes mentioned above would not be widely seen from public viewpoints and is considered acceptable.

Concerns were raised with regards to the proposed artificial lawn due to its unnatural appearance, lack of biodiversity and poor sustainability credentials; however, revisions have removed this and the natural lawn will now remain.

The information submitted has been reviewed by the Council's Tree Officer and is considered to be high quality and suitable for the site.

The full impact of the proposed main development and previous landscape scheme has already been assessed where the parent scheme provides permeability and contributing to the visual amenity, biodiversity and character of the area, as well as, enhancing the Fitzjohns Netherhall Conservation Area.

The proposed changes would not alter the material circumstances and therefore would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

The planning history has been taken into consideration and there has been no objection from neighbours.

As such, the proposed details are in general accordance with policies A3, D1 and D2 of the Camden Local Plan 2017.

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