

Application ref: 2021/0622/P
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Date: 26 March 2021

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Coppin Dockray Architects
56 Highpoint
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Studio House
5 A Templewood Avenue
London
NW3 7UY

Proposal: Details of garden room foundations and landscaping required by conditions 3 and 4 of planning permission ref. 2020/4239/P (dated 10/11/2020) for erection of garden store in the rear garden.

Drawing Nos: Cover letter (dated 08/02/2021); TWA-JKP-00-00-DR-ME-1000-RevT2 External Services; 219003-DRG-L200; JF19-25 Rear Landscape Plan; JF16-25 Rear planting Plan; WCEL/PEW/TPP1/Rev1 Tree Protection Plan (07.02.2021 by WCEL) Tree Protection Method Statement, including the Schedule of Arb.Supervision (07.02.2021 by WCEL)

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting-

The applicant has provided foundation details, service run information, a landscaping plan and tree protection plan and method statement, all in relation to the provision of a new garden store in the rear garden.

The service trenches and building foundations comprising 6 mini piles have been designed to minimise potential impact on the Category A oak tree in the adjacent garden.

The landscaping details are considered high quality and will enhance the visual

amenity and biodiversity of the site. No changes in ground level are proposed. Where hard landscaping is proposed this will avoid the root protection areas of trees.

The Council's Tree officer has been consulted on the details and recommends discharge of both conditions.

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 streetscene, on the character of the conservation area or on neighbouring amenity.

The proposed details are in general accordance with policies A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies SD2, SD4, SD5, BGI1 and BGI2 of the Draft Redington Frogna! Neighbourhood Plan (2020).

- 2 You are advised that all conditions relating to planning permission ref. 2020/4239/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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer