



## Chartered Town Planners

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Our ref: TR/18266

19<sup>th</sup> April 2021

Dear Sir

**73-75 Avenue Road, London NW8 6JD**  
**Variation of Condition 7 of Planning Permission dated 6<sup>th</sup> April 2020**

This letter is written in support of an application for variation of a condition and provides an explanation and reasoning for the variation.

### **The Planning Permission**

Planning permission was granted on 6<sup>th</sup> April 2020 under application ref. 2019/1366/P for variation of condition 1 (approved plans) of the permission 2011/2388/P dated 28<sup>th</sup> March 2012 for the erection of a single-family dwelling house, erection of new boundary wall, hard and soft landscaping and associated works (following demolition of the existing building). The changes to the 2012 scheme included the detailed design and materials of the new dwelling; replacing the two-storey bay on Queen's Grove elevation with a single storey structure; alterations to the footprint of the basement including additional lightwell; relacing the orangery with a contemporary pavilion; and erection of a pergola in the rear garden.

### **The Condition**

Condition 7 of the planning permission states:

*"The hard and soft landscaping shall be carried out in full accordance with the details approved in connection with 2014/7475/P dated 24/02/2015 or any subsequent submission of details of hard and soft landscaping (including driveways and hardstandings), timber pavilion and means of enclosure of all un-built, open areas approved in writing by the local planning authority before the relevant part of the development commences. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.]"*

### **The Variation**

Building works are well underway pursuant to the planning permission and as works have progressed and time moved on, it is the applicant's desire to amend the landscaping scheme from that so approved in 2015.

A revised landscaping scheme has therefore been prepared by del Buono Gazerwitz as shown on submitted drawing nos. 396/P1000; 396/P5000; and Sections. A trees, hedges and topiary plant schedule is also submitted to demonstrate a fully detailed and comprehensive landscaping scheme for the front, side and rear garden areas of the application site.

This application therefore seeks to vary Condition 7 to the effect of a revised landscaping scheme only. The suggested wording for an amended condition could be:

*"The hard and soft landscaping shall be carried out in full accordance with the scheme of landscaping set out in drawing nos. 396/P1000; 396/P5000; and Sections A-A & B-B, or any subsequent submission of details of hard and soft landscaping (including driveways and hardstandings) approved in writing by the local planning authority before the relevant part of the development commences."*

We trust you find the proposals acceptable and look forward to hearing from you in due course. In the meantime, should you require any further information or clarification please do not hesitate to contact us.

Yours faithfully

**Tracey Rust**