

Application ref: 2021/1853/P
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Date: 1 July 2021

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Lysander
Greenways Studios, The Dairy
Lower Eashing
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
28 Harley Road
London
NW3 3BN

Proposal: Details of tree planting and soft landscaping works required by condition 4; and details of surface materials and surface water drainage maintenance required by condition 5, of planning permission 2019/4214/P, dated 27/07/2020 (granted at appeal) (for: formation of new driveway access and vehicle crossover etc.)

Drawing Nos: MH7664-001 Rev A

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 4 (details of tree planting and soft landscaping works) and condition 5 (details of surface materials and surface water drainage maintenance) of planning permission 2019/4214/P, dated 27/07/2020. The original application for the formation of a new driveway access and vehicle crossover was granted at appeal.

Condition 4 requires a full specification of all proposed tree planting and soft

landscape works to be submitted for approval. In line with the Inspector's wording, which refers to trees plural, the plans have been revised to include trees as well as plants. The Council's Tree Officer suggested that Sorbus aucuparia "Cardinal Royal" would be suitable and 4x have been provided on the boundaries with Nos. 26 and 30. A range of other plants are also proposed, which are also considered to be acceptable by the Tree Officer.

Condition 5 requires details of the surface materials and management of surface water drainage to be submitted for approval. The plan indicates the use of resin bounded gravel, pea-shingle gravel and granite setts, which is considered to be acceptable. The plan also indicates that a new French drain will be installed at the front of the property to assist with run-off water, and drainage channels will be installed at each access point to aid with the removal of surface water. Existing ground levels will be retained where feasible to ensure that surface water is collected by the drains and discharged to porous areas below ground.

One objection and one comment have been received prior to making this decision. These have been duly taken into account and are addressed in the associated consultation summary. The application site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

The submitted details are in general accordance with Policies A1, A3, D1, CC2 and CC3 of the Camden Local Plan 2017 and conditions 4 and 5 can be discharged.

- 2 You are advised that all conditions relating to planning permission 2019/4214/P, dated 27/07/2020, 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