

Application ref: 2018/6265/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 20 February 2019

Development Management
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Bell Cornwell LLP
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164/180 Union Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
24 Heath Drive
London
NW3 7SB

Proposal: Details of hard and soft landscaping, means of enclosure and replacement trees required by condition 12 of planning permission granted on 11/10/2018 under reference 2018/0914/P for the demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; rear glazed extension following removal of the bay window; front and side dormers and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear.

Drawing Nos: 001-rev F, 002 rev I (Landscape Design), 002 rev G (Landscape Dimensions), 003 rev F, 004, 005 rev B, 006, 008, Tree Protection Plan ref: 001 rev 1, Planting Schedule 11/12/17 revised 06/2/19, Materials and Specifications documents, 24 Heath Drive: REV A: Landscape Lighting: Specification Sheets, Design Statement: Landscape dated 20/12/17, Arboricultural Method Statement ref: 1948 AMS 1702-10sc.docx Issue 3: 10.02.2017.

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

Informative(s):

- 1 Reason for granting permission-

The submitted details are largely the same as the landscaping details approved under the original consent which are considered to be a high quality landscaping scheme and are acceptable. Additional details have been provided of the proposed replacement trees to the rear garden to ensure they are suitable replacements in terms of their size, visual amenity and quality.

Following initial concerns raised by the Council's Trees Officers regarding the size of the tree pits to the front garden and the proposed replacement trees to the rear garden, the proposals were revised and are considered acceptable. The previously proposed ornamental Magnolia and Cherry trees were replaced with a larger sweet cherry and European hornbeam, which are considered more appropriate and would grow to a more significant size.

The full impact of the scheme has already been assessed during the determination of the original consent (reference 2018/0914/P).

As such, the submitted details are considered sufficient to discharge condition 12 and are in accordance with policies of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

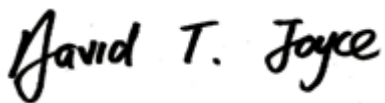
- 2 You are reminded that conditions 6 (tree protection details), condition 8 (detailed drawings of plant layout), and condition 9 (basement engineer qualifications) of planning permission granted on 11/10/2018 under reference 2018/0914/P are outstanding and require details to be submitted.

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 2018.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning