

Application ref: 2020/5854/P
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Savills
33 Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**15 Wedderburn Road
London
NW3 5QS**

Proposal:

Details of hard and soft landscaping and means of enclosure of all un-built, open areas as required by condition 4 of planning permission 2017/1006/P dated 15/03/2018 (for change of use from three residential flats to two residential flats (Class C3); extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment).

Drawing Nos: WR_LP_001 Rev. A; Hard Landscaping Materials; Shrubs and Perennials Planting Palette; Trees Planting Palette.

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

Informative(s):

1 Reasons for approving details-

Condition 4 requires details of the hard and soft landscaping and means of enclosure of all un-built open areas. A wide variety of trees and plants are proposed and are considered to be appropriate. The proposed hard

landscaping would be of high quality and has been well considered. The Council's Tree and Landscape Officer has reviewed the submitted information and considers the detail to be acceptable to discharge the condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The full impact of the proposed development has previously been assessed.

As such, the submitted details would be in general accordance with the requirements of policies A2, A3, A5, D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2017/1006/P granted on 15/03/2018 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer