

Application ref: 2021/1876/P
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TJR Planning
Suite 3 The Mansion
Wall Hall Drive
Aldenham
WD25 8BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73-75 Avenue Road
London
NW8 6JD

Proposal:
Details of hard and soft landscaping required by condition 7 of planning permission 2019/1366/P dated 06/04/2020 (for Variation of condition 1 (approved plans) of planning permission 2011/2388/P dated 28/03/2012 for erection of a single family dwelling house, erection of a new boundary wall, hard and soft landscaping and associated works (following demolition of existing building))

Drawing Nos: dBG 396/P1000; dBG 396/P5000; Trees, hedges and topiary plant schedule prepared by del Buono Gazerwitz dated 18/03/2021; Section A-A' and B-B' submitted 19/04/2021; Maintenance Manual prepared by del Buono Gazerwitz

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

(Informatives overleaf)

Informative(s):

1 Reasons for granting approval

A landscaping scheme to discharge condition 7 has been previously approved (2014/7475/P). This application seeks approval for revised landscaping details. A trees, hedges and topiary planting schedule is also submitted to demonstrate a fully detailed and comprehensive landscaping scheme for the front, side and rear garden areas.

The landscaping details have been reviewed by the Council's tree officer. The landscaping proposals are considered to be of high quality. A broad range of species are proposed to be planted, including a large number of trees, which would enhance the biodiversity of the site. Some of the proposed trees are semi-mature. Maintenance details have been provided which demonstrate that the planting scheme would be sustainable. The details demonstrate that the appearance of the premises and the character of the immediate area would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A2, A3, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (cycle store), 9 (green roof) and 12 (car lift) of planning permission granted on 6/4/20 ref: 2019/1366/P are outstanding and require details to be submitted and 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 2021.

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