

Application ref: 2021/0474/P
Contact: Obote Hope
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Date: 23 September 2021

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YOOP Architects
Office 128
28A Church Road
Stanmore
HA7 4AW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**12 Prince Arthur Road
London
NW3 6AU**

Proposal:

Details of hard and soft landscaping required by condition 4 of permission reference 2020/3442/P dated 17.11.2020 for partial demolition of existing front retaining wall, new hard and soft landscaping for level access and erection of bin stores all to the front elevation.

Drawing Nos: 041/PR: 204 F, 210 D, 206, Proposed Site Section, Hard and Soft Landscaping Details produced by Yoop Architects (02089546291).

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

Informative(s):

1 Reasons for granting approval:

The submitted hard and soft landscaping details and palette of materials are sufficient to demonstrate that the external areas will be of a high quality finish that would uphold the appearance of the streetscene and the area. The transport officer was consulted on the bin store and hardstanding and no objections were raised to the design or the impacts of the materials. Moreover, the original architect has been retained throughout the detailed design process

which has helped to ensure consistency and quality. The submitted details would uphold the character and appearance of the Conservation Area and have no adverse impacts on the highway or streetscene. It is therefore possible to discharge condition 4.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policies D1, D2, CC1, CC2 and CC3 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 2 You are advised that all conditions relating to planning permission 2020/3442/P granted on 01.02.2020 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 2021.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer