

Application ref: 2021/3360/P
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Date: 14 October 2021

Development Management
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RPS
20 Farringdon Street
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EC4A 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Eton Avenue
London
NW3 3EL

Proposal: Details pursuant to Condition 4 (Landscaping specifications) granted under planning reference 2017/6275/P dated 25/01/19 for extensions to ground floor flat including basement excavation with rear extension and roof terrace, replacement conservatory at ground floor level, and associated landscaping including erection of replacement garden shed.

Drawing Nos: 100; 101 Rev A; Cover letter dated 8 July 2021

The Council has considered your application and decided to approve the details required by condition.

Informatives:

1 Reasons for granting permission:

Condition 4 requires details for hard and soft landscaping to front and rear garden, of application building, following granting permission for extensions to ground floor flat including basement excavation with rear extension and roof terrace, replacement conservatory at ground floor level, and associated landscaping including erection of replacement garden shed.

In terms of soft landscaping the proposal includes two trees, and a good variety of hedges and shrubs, located appropriately within the front and rear gardens.

Hard landscaping would be kept to minimum and a good proportion of the rear garden is maintained as natural lawn.

Trees officers have assessed the submitted information and confirmed the

landscaping details are considered sufficient to satisfy condition 4 and therefore this can be discharged.

The full impact of the proposed development has already been assessed. The proposed details would ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

As such, the proposed development is in general accordance with policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2017/6275/P dated 25/01/19, have been discharged.

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