

Application ref: 2021/5330/P
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Date: 25 January 2022

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Bell Cornwell LLP
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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:

Landscaping details required by condition 12 of planning permission 2019/1705/P dated 19/09/2019 which itself varied planning permission 2018/0914/P dated 11/03/2019 (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; erection of 1 side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear).

Drawing Nos: 0500, 0300 rev K, letter dated 29/10/2021.

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

Informative(s):

1 Reasons for granting approval

The submitted details are largely the same as the landscaping details approved previously for the original permission which are considered to provide a high-quality landscaping scheme and are acceptable. Since the original approval, the landscaping scheme has been amended slightly to incorporate a recent

approval for a single storey rear extension (as approved under references 2020/5118/P & 2020/5121/L) and the addition of a small shed in the rear garden (as approved under references 2021/5382/P and 2021/5771/L).

Following initial concerns raised by the Council's Tree Officers regarding 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 cherry and hornbeam, which are considered more appropriate and would grow to a more significant size.

Otherwise, the details are in accordance with those already approved under reference 2018/6265/P when discharging the same condition attached to the original parent application reference 2018/0914/P. The proposed landscaping scheme is considered acceptable and new planting would provide suitable replacements for removed trees in terms of their size, visual amenity and quality.

The full impact of the scheme has already been assessed during the determination of the original consent (reference 2019/1705/P).

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

- 2 You are reminded that condition 8 (detailed drawings of plant layout) of planning permission 2019/1705/P granted 19/09/2019 is outstanding and requires 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 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