

Application ref: 2021/5200/P  
Contact: David Peres Da Costa  
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Date: 23 February 2022

**Development Management**  
Regeneration and Planning  
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HGH Consulting  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**12 Gloucester Gate  
London  
NW1 4HG**

Proposal:

Details of landscaping required by condition 4 of planning permission 2020/0441/P dated 09/10/2020 for 'Variation of condition 3 (approved drawings) of planning permission 2016/4549/P dated 22/12/2016 (as amended by 2017/4111/P partly allowed at appeal 10/06/2019) (for erection of single storey extension connecting 12 Gloucester Gate to mews building and associated alterations), namely to allow lightwell (rather than rooflight) to courtyard'.

Drawing Nos: Gloucester Lodge Conditions Report v.2 prepared by Andy Sturgeon dated 03/02/2022; LANDSCAPE Tree Management Plan For The Liquidambar Styraciflua And The Prunus Avium 'Plena' During Five Years (Rev B) prepared by Andy Sturgeon dated February 2022

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

Informative(s):

1 Reason for granting approval-

The details of landscaping were revised to reduce the girth of the trees specified. New planting with large trees is not encouraged as such trees have a

reduced chance of survival. The maintenance details have also been updated to include more specific details of how and when watering would be required. The Council's tree and landscape officer has reviewed the details and confirmed that they are considered acceptable and would ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

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 building and the character of the conservation area.

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

- 2 You are advised that all conditions relating to planning permission granted on 09/10/2020 ref: 2020/0441/P, 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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer