

Application ref: 2021/6198/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 15 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

SHH Architects
1 Vencourt Place
Ravenscourt Park
London
W6 9NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat Lower Ground Floor
39 Priory Terrace
London
NW6 4DG

Proposal:

Details of landscaping pursuant to condition 4 of planning permission 2021/3391/P dated 01/12/2021 (for erection of a single storey extension at lower-ground floor level, alteration to the fenestration treatment to the flank elevation).

Drawing Nos: (919)021_PL04.

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

Informative(s):

1 Reasons for granting approval:

The submitted landscaping scheme is largely the same as the landscaping details shown on the previously approved garden layouts for the original permission 2021/3391/P, which was considered to provide a high-quality landscaping scheme and was acceptable. Since then, the landscaping scheme has been amended slightly to omit a tree, due to the concerns raised by the tree offer who believed that there is not sufficient distance between the trees which will ultimately stifle the trees growth and the lack of biodiversity by 3

trees proposed of the same species.

The revised details are now considered acceptable, showing 2 trees (hawthorn and pyrus) which are considered to be more sustainable and offering better biodiversity benefit and amenity value. 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 application.

As such, the submitted details are considered sufficient to discharge condition 4 and is in accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2021/3391/P granted on 1/12/2021, 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 grey rectangular background.

Daniel Pope
Chief Planning Officer