



Development Management
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Our ref: 208020

Online Submission

12 April 2022

Dear Sir/Madam,

Town and Country Planning Act 1990, As Amended

76 Fitzjohn's Avenue, London, NW3 5LS

Submission of details to fully discharge Condition 8 (Landscaping)

This submission is made by BNP PRE on behalf of Zain Naqi ("The Applicant") and contain details pursuant to Condition 8 of planning permission 2017/1047/P, granted on 10 June 2019.

Application Context

The London Borough of Camden granted planning permission for the redevelopment of this site through the construction of a new single-storey basement beneath the footprint of the existing housing.

The approved description of development for the 2017 Planning Permission is as follows:

"Creation of a single storey basement with light well front and rear, installation of 1 x AC unit within front garden, installation of 3 x roof lights, removal of 1 x palm tree from front garden, alterations to side elevation fenestration, alterations to rear ground floor patio doors and erection of a new fence in the front garden."

Application Content

This application comprises:

- Application Form;
- Site Location Plan; and
- Landscape Proposal Plan (No. 160820-TMA-LP-1000).

Condition 8

Prior to commencement of the relevant works, full details of hard and soft landscaping, means of enclosure of all un-built, open area, and details of replacement tree, shall have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

Summary

The details provided in the Landscape Plan include site levels, planting species, internal fence and details of the proposed tree. The enclosure to the street is as existing meaning that none of the landscaping except the tree will be visible from the street. The car parking is also as existing and is equally shielded.

Prior to commencement of the relevant works, full details of hard and soft landscaping, means of enclosure of all un-built, open area, and details of replacement tree, shall have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. - Please see submitted Landscaping Proposal Plan.

I trust that this application contains sufficient information to allow Condition 8 to be discharged. The client intends to undertake a material start in early June. I would be grateful if you could confirm safe receipt at your earliest convenience, and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,



Jeff Field
Head of London Planning
For and on behalf of BNP Paribas Real Estate