

Application ref: 2022/1202/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 6 May 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

Mrs Zoe Chan
111 Frognal
Camden
London
NW3 6XR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
111 Frognal
London
Camden
NW3 6XR

Proposal:
Landscaping details required by condition 4 of planning permission ref: 2020/5992/P dated 15.09.2021 for the Demolition of rear garden sheds, erection of replacement outbuilding and creation of new access gate to rear boundary wall.

Drawing Nos: Frognal Landscaping Package dated 4 May 2022.

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

Informatives:

1 Reasons for granting approval

Condition 4 required full details of hard and soft landscaping to be submitted for approval, in order to ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

The landscaping proposals are inspired by Hampstead Heath, with areas of wild grass and wildflowers, a new wildlife pond, and a variety of deciduous

trees and shrubs. Five additional trees are also proposed to be planted, including *Corylus avellana*, *Prunus domestica* (species), *Malus domestica* (species and blossom), and *Betula pendula*. The existing grass area is proposed to be re-seeded with a species rich lawn mix with areas of long grass left to grow with wildflowers. Seating areas would be provided in the form of timber decking which is appropriate in this garden setting.

Overall, the proposals are considered acceptable, and would provide a high quality of landscaping which positively contributes to the setting of the listed building and provides biodiversity improvements to the site. The Council's Tree Team have reviewed the details and raised no objection.

As such, the details are in general accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy NE4 of the Hampstead Neighbourhood Plan 2018.

- 2 You are reminded that condition 3 (green roof details) of planning permission granted on 15/09/2021 under reference 2020/5992/P is outstanding and requires details to be submitted and 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