

Application ref: 2022/0833/P
Contact: Obote Hope
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Date: 4 July 2022

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Patalab
15 Garrett Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Fitzroy Yard
Fitzroy Road
London
NW1 8TP

Proposal: Details of condition 4 (hard and soft landscaping) pursuant to planning permission 2021/2227/P dated 03/08/2021 for: partial demolition of existing ground floor rear extension, removal of glazed roof over courtyard area, creation of an inset roof terrace with associated balcony and stair, and alterations to existing 1st floor terrace.

Drawing Nos:
217_Fitzroy_Yard_Landscape_Proposal_Main_Garden_Planning_220301 P05; and
217_S_00_100_Landscape_Sectional_Elevation_EE_P05.

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

Informative(s):

1 Reason for granting permission:

Details have been submitted of the proposed landscaping details to discharge condition 4. The landscaping details demonstrate that sufficient soft landscaping and planting will be provided to include a new native tree and spaces allocated for potential two additional trees, as well as in-ground planting

bed with perennials and shrubs, natural lawn turf, raised planter at ground level with mixed planting, planters around the perimeter of the site with evergreen climber screen. The proposed tree, shrubs and planting would offer better diversity of species with suitable space to achieve maximum growth as part of this scheme.

A maintenance plan has been provided which demonstrates adequate measures in place to sustain growth and development of proposed species and protect the tree(s). As such, the submitted details are acceptable and would ensure the development would maintain the character and amenity of the area. Tree officers have reviewed the information and confirmed this is sufficient to discharge condition 4.

The full impact of the proposed development has already been assessed during the determination of the original application reference 2021/2227/P dated 03/08/2021. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with Policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2021.

- 2 You are advised that all conditions relating to planning permission granted on 03/08/2021 reference no 2021/2227/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 printed name and title of the signatory.

Daniel Pope
Chief Planning Officer