

Application ref: 2022/2440/P
Contact: Laura Dorbeck
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Date: 28 September 2022

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BNP Paribas Real Estate
5 Aldermanbury Square
London
EC2V 7BP
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
76 Fitzjohn's Avenue
London
Camden
NW3 5LS

Proposal: Hard and soft landscaping details required by condition 8 of planning permission 2017/1047/P granted 10/06/2019 for the Creation of a single storey basement with lightwell to front and rear, installation of 1 x AC unit within front garden, 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.

Drawing Nos: 160820-TMA-LP-1000 rev P2

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

Informative(s):

1 Reasons for granting approval

The consented scheme approved the removal of one palm tree from the front garden of the property to allow for construction works. Condition 8 of the approval required full details of hard and soft landscaping and details of a replacement tree to be submitted for approval.

A landscape proposal plan has been submitted to discharge condition 8 which provides details of the proposed planting species, details of hard landscaping materials and design, planting methodology and a maintenance plan. Details of a replacement tree are provided, with a Cordyline Australis palm proposed. The Council's Tree Officer has reviewed the proposals and confirmed the proposed choice is an appropriate one given the proximity to the existing house.

The proposed planting mix includes a range of plant species and hedging, which would be appropriate in this location and provide significant improvements in terms of visual amenity and biodiversity compared to the existing landscaping. Areas of paving would be provided to the front and rear which are complementary to the host building. As such, the landscaping scheme is considered acceptable and sufficient to discharge condition 8.

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 buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are sufficient 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.

- 2 You are reminded that condition 6 (design and method statement for foundations) of planning permission granted on 10/06/2019 (reference 2017/1047/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 blue rectangular background.

Daniel Pope
Chief Planning Officer