

Application ref: 2022/0921/P  
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Date: 3 October 2022

**Development Management**  
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4orm  
1-5 Offord Street  
London  
N1 1DH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**10 Lower Terrace**  
**London**  
**Camden**  
**NW3 6RR**

#### **Proposal:**

Details of hard and soft landscaping and means of enclosure as required by condition 5 of planning permission 2021/3494/P dated 23/02/2022 for Erection of ground floor single storey infill extension (with roof lantern) above non-original lower ground floor extension to Grove Lodge and adjacent to Netley Cottage; new opening to side boundary wall between Grove Lodge and Netley Cottage and associated landscaping alterations; all to facilitate amalgamation of the two properties into one. Removal of roof lantern and new windows in rear wall of existing extension at Netley Cottage.

Drawing Nos: 4134-P.18\_B; 4134-A(90)10; 4134-L.06\_B; 413-A(90)01; Design Statement by 4orm.

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

#### **Informative(s):**

##### **1 Reasons for approving details:**

Condition 5 of planning permission 2021/3494/P dated 23/02/2022 requires details of hard and soft landscaping and means of enclosure to be submitted

and approved prior to implementation. The proposed details include a variety of plant species to the herbaceous border, garden wall and woodland areas of the garden.

Additionally the hedge behind the new railings would include the following species: Crataegus Monogyna, Rosa Canina, Euonymus Europaeus. The proposed plant mix is acceptable and will improve the biodiversity of the site and preserve its character. The Council's Tree Officer has assessed the proposed details and considers them sufficient to discharge condition 5.

As means of enclosure, railings and a gate are proposed to the front of the building. These would be of black metal with a simple design and appearance. The gate would have an arch above which resembles the existing arrangement and therefore preserves this character. The railings would be positioned in pad footings, to be hand-dug under supervision of an arboriculturalist to ensure limited impact on the trees roots. As such, the details provided are considered to safeguard trees and preserve the character and appearance of the site and they are therefore sufficient to discharge condition 5.

The proposed gate in between Grove Lodge and Lower Terrace, would also be of black metal and simple design, consistent with the others. The proposed bricks to garden wall, treads and risers would match existing ones. For the basket weave path clay paving is proposed, which is appropriate in this context. The details provided are appropriate to the heritage and character of the site and are sufficient to discharge condition 5.

The full impact of the proposed development has already been assessed. The proposed details would ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

As such, the proposed development is in general accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 Notwithstanding the approved drawings, the correct names of the hedge plants are Crataegus Monogyna, Rosa Canina, Euonymus Europaeus.
- 3 You are advised that all conditions relating to planning permission ref 2021/3494/P dated 23/02/2022, 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.

Daniel Pope  
Chief Planning Officer