

Application ref: 2022/1999/P
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Date: 8 December 2022

Development Management
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STS Structural Engineering Ltd
58 Crossway
Welwyn Garden City
AL8 7EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Site At 6 Streatley Place
London
NW3 1HP**

Proposal:

Details of hard and soft landscaping and design of the building foundations as required by conditions 12 and 15 of planning permission 2018/2859/P dated 20/08/2020 (for Demolition of the existing workshops & stores and the erection of a 1-3 storey plus basement building with ground, 1st and 2nd floor roof terraces comprising 2 flats and 2 maisonettes).

Drawing Nos: 20101-1326-001 Rev. P4; 20101-1326-002 Rev. P4; 20101-1326-003 Rev. P3; 20101-1326-004 Rev. P2; 20101-1326-005 Rev. P2; 20101-1326-006 Rev. P3; 20101-1326-007 Rev.P3; 20101-1326-008 Rev. P3; 20101-1326-009 Rev. P2; 20101-1326-013 Rev. A; 20101-1326-014; 20101-1326-F01.

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

Informative(s):

1 Reasons for approving details:

Condition 12 - hard and soft landscaping and means of enclosure.
Details have been provided which show landscaping details to include a broad range of plants with sufficient irrigation and substrate. The terraced areas will

have timber decking and be surrounded by timber fencing, which matches the parent permission scheme and will preserve the character of the area.

Condition 15 - design of the building foundations and layout.

The details provided demonstrate the building foundations and layout, including service trenches and other excavations on site, would not affect trees on or adjoining the site.

The Council's Tree & Landscape officers have assessed the details provided and consider these sufficient to discharge conditions 12 and 15.

The full impact of the proposed development has already been assessed. The proposed details would ensure the development achieves a high quality of landscaping, maintains the character and amenity of the area, and will not have an adverse effect on existing trees.

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

- 2 You are advised that there are outstanding conditions 3, 4, 5, 9, 10, 11 in relation to permission ref 2018/2859/P dated 20/08/2020 which require 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 positioned above the printed name and title of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer