

**Supplementary Information
Planning Committee on 29 July, 2015**

Case No.

14/3892

Location	62 The Avenue, London, NW6 7NP
Description	Erection of a rear dormer window with Juliet balcony and conversion of the property into 3 self-contained flats comprising 1 x 1bed and 2 x 3bed, erection of a rear timber fence and gate to form a private rear amenity space; rear cycle parking and associated forecourt landscaping with car parking spaces and a timber bin enclosure

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At the Committee site visit on 25 July 2015, Councillors saw there was change in levels to the existing rear garden which is proposed as providing future private and communal garden spaces. The details of this treatment, in order to ensure an acceptable quality of space and relationship between spaces in different ownership, are needed.

As such, an additional condition requiring further details of the sub-division, including ground level changes and planting, is suggested:

"Details of the rear garden layout shall be submitted to and approved in writing by the Local Planning Authority, and all detailed works shall be fully carried out as approved prior to the occupation of the premises. Such details shall include:

- (i) A contextual plan to show existing and proposed changes in rear ground level
- (ii) The retention of existing hedges and shrubs;
- (iii) The use of planting for subdivision and boundary treatments including a planting schedule;
- (iv) Any fencing for subdivision to be close boarded timber in material and to be no higher than 1.5m from natural ground level;
- (v) Access to the rear garden spaces where level changes are present;

Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation".

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

In addition, one of the boundary fences to the front of the site was seen to be in a state of some disrepair and it would be appropriate to secure future details of this through condition 9 which already seeks further details of the front garden treatment:

- (vii) replacement boundary fence.

Recommendation: Remains approval with additional condition and amendment to condition 9.