

Application ref: 2022/5437/P
Contact: Sofie Fieldsend
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Date: 30 March 2023

Development Management
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Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
12 Platt's Lane
London
NW3 7NR

Proposal: Details of tree protection required by condition 4 of planning permission ref. 2021/5549/P dated 30/09/2022 (for Conversion of flat 1 at ground and lower ground to create 2x3bed flats (C3). Erection of rear external steps from lower ground to ground level and subdivision of rear garden. Fenestration alterations at lower ground and ground floor. Installation of 2 rear rooflights. Erection of side gates, cycle parking and front bin store. Alterations to front boundary).

Drawing Nos: Arboricultural method statement dated 8/12/22 by SJ Stephens Associates.

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

Informative(s):

1 Reason for granting approval:

The Council's Tree Team have assessed the submitted details. The tree protection plan and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development. It is considered that the development will not have an

adverse effect on existing trees and will maintain the character and amenity of the area. Condition 4 can therefore be discharged.

The full impact of the proposed development has already been assessed.

As such, the submitted details are in general accordance with policies A2 and A3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions that required the submission of details relating to ref. 2021/5549/P dated 30/09/2022 have been discharged.

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