

Application ref: 2023/1413/P
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Date: 9 May 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
69 Avenue Road
London
Camden
NW8 6HP

Proposal: Tree protection details required by condition 4 of planning permission 2020/2330/P dated 15/09/2021 for Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and small lightwell and associated works.

Drawing Nos: Arboricultural Method Statement (dated 27/03/2023) prepared by Landscape Trees

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

Informative(s):

1 Reasons for granting approval

Condition 4 of planning permission 2020/2330/P granted on 15th September 2021 for 'Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement

and small lightwell and associated works' requires details of tree protection measures to be submitted and approved (and implemented thereafter) prior to the commencement of works.

An Arboricultural Method Statement including root protection areas, access details, contractors vehicle parking, notices, barriers - fencing, cycle parking areas, additional precautions outside of CEZ's, site monitoring, responsibilities and tree protection plans has been submitted.

The Council's Tree Officer has reviewed the submission and commented that the details submitted are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in accordance with the requirements of policy A3 of the Camden Local Plan 2017. As such it is recommended that the details be approved.

The full impact of the proposed development has already been assessed during the determination of the original application.

- 2 You are reminded that conditions 6 (soft landscaping) and 10 (Living Roof) of planning permission granted on 15/09/2023 (ref. 2020/2330/P are outstanding and require details to be submitted and approved.

Details have been submitted for condition 11 (Chartered Engineer) and are pending determination.

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



Daniel Pope
Chief Planning Officer