

Application ref: 2023/0912/P
Contact: Duty Determination Team
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Email: planning@camden.gov.uk
Date: 1 June 2023

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Hodgkinson Design
29 Alexander Street
London
W2 5NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat D
24 Chesterford Gardens
London
NW3 7DE

Proposal:

Details to discharge Condition 4 (Tree Protection Measures) of planning reference 2022/1910/P dated 26/09/22 for creation of roof terrace with new access and guard railings, replacement double-glazed windows to upper floor flat, and garden shed to rear.

Drawing Nos:

Hodgkinson Design 'Tree Protection Condition' statement dated 22nd April 2022; email from Chris Pring of Hodgkinson Design dated 30th April 2023.

The Council has considered your application and approve the details required by condition.

Informative(s):

- 1 Reason for discharging the details required by condition:

The original application included the replacement of an existing timber outbuilding with another, larger building of similar construction. Because the outbuilding footprint sits within the root protection zone of trees in adjoining gardens, a condition was imposed to ensure the methodology of construction

did not include any excavation that would damage the root structure and harm the long-term health of the trees. The applicant's supporting statement states that there is no 'construction' and the shed will be assembled on site. Following consultation with the Council's Tree Officer further clarity was sought in respect of the construction methodology. The agent has confirmed in writing that the shed comes with a timber base that will sit on a damp proof membrane. As no excavation is proposed, no construction methodology is required in this instance.

Consequently, the condition can be discharge and the development is in general compliance with Policies A2 and A3 of the Camden Local Plan 2017.

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 typed name and title.

Daniel Pope
Chief Planning Officer