

Application ref: 2023/2536/P
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Date: 9 October 2023

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Arrow Planning Ltd
Clarks Barn, Bassetsbury Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

551-557 Finchley Road
London
NW3 7BJ

Proposal: Tree protection details required by condition 8 of planning permission 2020/5444/P approved 24/12/2021 for the part change of use from Use Class E and F1 and remodelling of the existing building to provide residential apartments (C3) along with flexible commercial (Class E)/pub/wine bar/drinking establishments (Sui Generis) uses, alterations including partial demolition and extensions at the rear at lower ground, ground and first floor levels, extension to provide an additional storey at roof level, levelling of the lower ground floor level, remodelling and restoration of front facade, amenity space, cycle parking and associated works (Site does not include 1st to 3rd floor of 551 Finchley Road).

Drawing Nos: Arboricultural Method Statement by Bucks Plant Care Ltd ref: 20786 and cover letter dated 27th April 2023.

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

Informative(s):

1 Reasons for granting permission

Condition 8 required the submission of details demonstrating how trees to be retained shall be protected during construction work. An Arboricultural method statement has been submitted which follows the guidelines and standards set

out in BS5837:2012 "Trees in Relation to Construction", includes details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring.

The report has been reviewed by the Council's Trees and Landscaping Officer who has confirmed that the submitted methodology will ensure that trees to be retained will be adequately protected and that the development would not have an adverse effect on existing trees. The details are therefore sufficient to discharge condition 8.

The full impact of the works has already been considered during the determination of the original application.

As such, the details are in general accordance with policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 2 Conditions 3 (detailed drawings and samples), 10 (green roof details), 16 (PV panel details), 17 (ASHP details), 18 (Thames Water approval), 21 (Details of waste storage), 23 (Extraction and ventilation details), 25 (Mechanical ventilation details), 26 (Evidence of NO2 filtration system).

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