

Application ref: 2023/5112/P
Contact: Christopher Smith
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Date: 13 March 2024

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Mr Zacharie SABBAN
55-57 Netherhall Gardens
The Gables, Flat 1
London
NW3 5RH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1

55-57 The Gables

Netherhall Gardens

London

NW3 5RH

Proposal: Details for Condition 4 (tree planting details) for planning reference 2020/1976/P dated 06/10/2020 for 'Erection of single storey conservatory at rear lower ground floor with balcony above and glazed balustrade; dropping of two window cills to form doors to balcony; enlargement of sunken rear patio area.'

Drawing Nos: 499-B05 Rev. B, letter dated 30th November 2023, tree photograph.

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

Informative(s):

1 Reasons for granting consent:

Condition 4 of 2020/1976/P requires the submission of details relating to the planting of a replacement tree.

The condition requires details of species, position, size and planting date of a tree to replace that lost as well as dimensions of tree pits. Information has been

submitted which includes an image of the tree in situ, a plan showing the location of the tree, and an email confirming the following details: tree species, size, siting, planting date and tree pit dimensions.

The Council's Tree Officer has reviewed this information and has raised no objections. The details are therefore considered acceptable in respect of the requirements of Condition 4.

The full impact of the proposals has already been considered during the determination of the original application. The submitted details are in general accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 6/10/2020 ref. 2020/1976/P, which need details to be submitted, have now been approved.

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