

Application ref: 2024/0419/P
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Date: 25 March 2024

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Montagu Evans
70 St Mary Axe
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**30 Lincoln's Inn Fields
London
Camden
WC2A 3PD**

Proposal:

Details of building foundations and tree protection pursuant to conditions 6 and 7 of planning permission 2022/2930/P for Installation of louvres on roof with two new condensers, replacement windows and four new condensers in side garden.

Drawing Nos: Ground slab details B235b (RR) SK100, 1409 03 110 C Proposed Elevations, 1409 06 200 A Proposed AC Condenser Enclosure Plans Elevations, 1409 07 1000 B Site Access Plan, Arboricultural Method Statement, Tree Protection Plan TPP 1 Rev 1

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for granting consent-

Planning permission 2022/2990/P for 'Installation of louvres on roof with two new condensers within roof void, replacement windows on all elevations and installation of four condensers in side garden within acoustic enclosure and landscaping works' was granted on 05/05/2023 and condition 6 requires details of tree protection measures to be submitted, approved and

implemented, while condition 7 requires details of foundations to be submitted, approved and implemented. Both sets of details are required in the interests of protecting existing trees.

The Arboricultural Method Statement which has been submitted confirms that the semi-mature fastigiate oak (T4) which is 200mm from the air condenser unit enclosure is to be removed. This tree will be replaced with a new tree (*Fagus Sylvatica* 'Dawyck' Size 14 -16) in the same shrub bed as per the Tree Protection Plan.

Furthermore, The working area will be fenced-off using suitable fencing Heras or pedestrian barriers. This fencing will prevent public access into the work zone but also serve to prevent any direct damage to the trees.

Ground protection should be installed within the shrub bed to allow pedestrian access. Within the existing open ground excavation for the base and trench will be undertaken using hand tools and if required an airspade.

The piles for the ground floor slab of the air condenser enclosure would be sited towards the middle of the enclosure where they would not impact upon the roots of the neighbouring tree.

The proposed tree protection measures and foundation details would protect the trees on the site and there would be no loss of amenity or biodiversity value as a result. The submitted details therefore comply with policies D1, D2 and A3 of the LB Camden Local Plan 2017, the London Plan 2012 and the NPPF 2023.

- 2 You are reminded that conditions 4 (Hard and Soft landscaping) and 8 (Plant noise) of planning permission 2022/2930/P granted on 05/05/2023 are outstanding and require details to be submitted and approved. (n.b. We note that an application - 2024/0846/NEW - for details pursuant to condition 4 has been submitted)

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