

Application ref: 2024/1371/P  
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Date: 22 May 2024

**Development Management**  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**31 Elsworthy Road  
London  
NW3 3BT**

Proposal:

Details pursuant to condition 7 (Tree protection) of planning permission 2021/1527/P, for; New basement extension to include a pool and rear lightwell, alteration and retention of balconies at second floor rear, alterations to window openings to side elevation, new garage doors and changes to the rear elevation, all to dwelling.

Drawing Nos: Arboricultural Method Statement prepared by Landmark Trees, ref. BBP/31EWR/AMS/01a, 25/03/2024

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

Informative(s):

#### 1 Reasons for granting permission/consent-

This application is to discharge condition 7 relating to the provision of details demonstrating how trees to be retained shall be protected during construction work works. It is noted the extant permission allowed for the removal of eight trees, identified as T1, 5, 8, 9, 10, 11, 12 and 16. The trees identified to be removed match those trees identified for removal under the extant permission.

The tree protection details include an arboricultural report, prepared by a suitably qualified arborist, which details a methodology for any proposed construction works that may have an impact upon trees on and adjacent to the site. The report also includes a tree protection plan, detailing the location of trees to be protected and locations of ground protection.

The Council's Tree and Landscape Officer has reviewed the submitted details and considers these to be acceptable. As such, trees to be retained would be suitably protected. The works should be carried out in line with the details hereby approved.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 4 (Detailed drawings and sections - garage doors) of planning permission 2021/1527/P dated 25/01/2023 is outstanding and require details to be submitted and 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 2023.

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