

Application ref: 2024/0635/P
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Date: 29 May 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**30 Ferncroft Avenue
London
NW3 7PH**

Proposal:

Details required by condition 8 (tree protection) of planning permission 2021/3734/P dated 09/06/2023 for the 'erection of replacement single storey rear extension, enlargement of existing basement including formation of pool with associated mechanical plant'.

Drawing Nos:

Arboricultural Method Statement (prepared by Landmark Trees, dated 26/01/2024).

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

Informative(s):

1 Reasons for granting approval:

Condition 8 of planning permission 2021/3734/P required the submission of details demonstrating how trees to be retained would be protected during construction work. These details were required to include a schedule of monitoring and method statements specifying mitigation methods, and to be in accordance with the guidelines and standards set out in BS5837:2012.

In order to satisfy the requirements of this condition, the applicant has provided

an arboricultural method statement that outlines the tree protection measures that will be enacted. These details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they are satisfied with the level of detail provided and that the trees to be retained would be adequately protected.

As such, the full requirements of condition 8 have been met, and the condition can now be fully discharged.

The full impact of the proposed development has already been assessed as part of application ref. 2021/3734/P dated 09/06/2023.

On this basis, the submitted details are sufficient to discharge condition 8 and would ensure that the appropriate measures are secured to ensure that the development will not have an adverse effect on existing trees and would maintain the character and amenity of the area, in accordance with the requirements of Policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Policies SD2, SD4, SD5, and BG1 of the Redington Froggnal Neighbourhood Plan 2021.

- 2 You are reminded that condition 13 (replacement tree planting) of planning permission 2021/3734/P granted on 14/06/2023 is outstanding and requires 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 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