

Application ref: 2024/2297/P  
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Date: 2 July 2024

**Development Management**  
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House of Design Architects  
13 Prince of Wales Terrace  
London  
W8 5PG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**18 Well Walk**  
**London**  
**NW3 1LD**

Proposal:  
Details to discharge Conditions 5 (Tree Protection) and 6 (Landscape Details) of planning permission 2023/3232/P dated 27/11/2023 for the 'Erection of part one/part two-storey side and rear extension. Demolition and replacement of rear outbuilding. Associated exterior alterations'.

Drawing Nos: 0086-A-P-1017 rev P3 (Proposed Rear Garden Plan), Arboricultural Report (prepared by prepared by Crown Arboricultural Consultants, dated 20/05/2024), Arboricultural Method Statement (prepared by Crown Arboricultural Consultants, dated 20/05/2024), Schedule of Arboricultural Monitoring (prepared by Crown Arboricultural Consultants, dated 20/05/2024), Tree List, Tree Schedule

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

Informative(s):

#### **1 Reasons for granting approval:**

Condition 5 of planning permission 2023/3232/P (dated 21/11/2023) 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.

Condition 6 required submission of full details of hard and soft landscaping, including details of at least two replacement trees and means of enclosure of all un-built, open areas.

In order to satisfy the requirements of this condition, the applicant has provided a landscaping plan, which includes details of hard and soft landscaping, details of replacement trees, means of enclosure to boundaries, and proposed ground levels. There are three new trees in total, which consist of snow goose, junberry, Tibetan cherry. 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 replacement tree planting would be acceptable.

As such, the full requirements of Conditions 5 and 6 have been met, and the conditions can now be fully discharged.

The full impact of the proposed development has already been assessed as part of application ref. 2023/3232/P dated 21/11/2023.

On this basis, the submitted details are sufficient to discharge condition 5 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.

On this basis, the submitted details are sufficient to discharge condition 6 and would ensure that the appropriate details are secured to ensure that the development will achieve a high quality of landscaping that contributes to the visual amenity and character of the area, in accordance with the requirements of Policies A2, A3, and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2023/3232/P granted on 21/11/2023 which need details to be submitted, have 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 2023.

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 printed name and title.

Daniel Pope  
Chief Planning Officer