

Application ref: 2022/3114/P
Contact: Sarah White
Tel: 020 7974 5213
Email: sarah.white@camden.gov.uk
Date: 29 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
London
SE1 7FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Refused

Address:
22 Rosecroft Avenue
London
NW3 7QB

Proposal:

Details of tree protection measures as required by condition 4 of planning permission 2020/4714/P dated 10/05/2021 for Erection of single storey outbuilding in the rear garden with green roof and solar panels, associated to external pool.

Drawing Nos: Site Location Plan (C_PCP_E01); Tree Protection Plan (00_TEC_V1_XX-DR-S07 Rev P2).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The details submitted in accordance with condition 4 of planning permission ref. 2020/4714/P dated 10/05/2021, are insufficient to demonstrate that the proposed development would not have an adverse impact on existing trees and the character and amenity of the area, contrary to policies A2 (Open Space) and A3 (Biodiversity) of the London Borough of Camden Local Plan 2017 and policies SD2 (Redington Froggnal Conservation Area), BG1 (Gardens and Ecology) and BG2 (Tree planting and preservation) of the Redington Froggnal Neighbourhood Plan 2021.

Informative(s):

- 1 You are reminded that conditions 4 (Tree Protection), 6 (Living Roof), and 8 (Lighting) of planning permission 2020/4714/P consent granted on 10/05/2021 are outstanding and require details to be submitted and approved.
- 2 You are advised that in order to enable the Council to discharge this condition the tree protection measures need to demonstrate accordance with BS5837:2012 as required by condition 4. It is suggested that the applicant engages a arboricultural consultant to devise an appropriate tree protection plan which should be informed by an accompanying arboricultural method statement.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer