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|---|--------------------------------|---------------------------------------|------------|
| <b>Delegated Report</b>   | <b>Analysis sheet</b>          | <b>Expiry Date:</b>                   | 16/09/2022 |
|   | N/A                            | <b>Consultation Expiry Date:</b>      | N/A        |
| <b>Officer</b>  |                                | <b>Application Number</b>             |            |
| Sarah White   |                                | 2022/3114/P                           |            |
| <b>Application Addresses</b>  |                                | <b>Drawing Numbers</b>                |            |
| 22 Rosecroft Avenue<br>London<br>NW3 7QB  |                                | Please refer to draft decision notice |            |
| <b>Proposal</b>   |                                |                                       |            |
| Details of tree protection required by Condition 4 of planning permission 2020/4714/P dated 10/05/2021 for the erection of a single storey outbuilding in the rear garden with a green roof and solar panels, associated with an external pool.   |                                |                                       |            |
| <b>Recommendation(s):</b>   | Refuse Planning Permission     |                                       |            |
| <b>Application Type:</b>  | Approval of details            |                                       |            |
| <b>Conditions or Reasons for Refusal:</b>   | Refer to Draft Decision Notice |                                       |            |
| <b>Informatives:</b>  |                                |                                       |            |
| <b>Site Description</b>   |                                |                                       |            |
| The application site is located on the north eastern side of side at Rosecroft Avenue at No. 22 and comprises a two-storey plus roof space detached dwelling setback from the street. The site is surrounded by mature trees and vegetation which screens views from and to neighbouring gardens. The site is located within the Redington Froggnal Conservation Area and the Redington Froggnal Neighbourhood Plan Area. |                                |                                       |            |
| <b>Relevant History</b>   |                                |                                       |            |
| 2020/4714/P - Erection of single storey outbuilding in the rear garden with green roof and solar panels, associated to external pool. Granted 10/05/2021.   |                                |                                       |            |
| <b>Relevant Policies</b>  |                                |                                       |            |
| <b>National Planning Policy Framework (2023)</b>  |                                |                                       |            |
| <b>London Plan (2021)</b>   |                                |                                       |            |
| <b>Camden Local Plan (2017)</b>   |                                |                                       |            |
| A2 Open Space   |                                |                                       |            |
| A3 Biodiversity   |                                |                                       |            |
| <b>Redington Froggnal Neighbourhood Plan (2021)</b>   |                                |                                       |            |
| SD2 Redington Froggnal Conservation Area  |                                |                                       |            |
| BG1 Gardens and Ecology   |                                |                                       |            |
| BG2 Tree Planting and Preservation  |                                |                                       |            |
| <b>Camden Planning Guidance</b>   |                                |                                       |            |

## Redington and Frogna Conservation Area Appraisal and Management Strategy (2022)

### Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1.1. Condition 4 reads as follows:

*Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.*

*Reason: To ensure that the development will not have an adverse effect on existing trees and in order to 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.*

### 1.2. To discharge this condition, the Applicant submitted the following information:

- Site Location Plan (C\_PCP\_E01)
- Tree Protection Plan (00\_TEC\_V1\_XX-DR-S07 Rev P2)

1.3. These details have been reviewed by Council's Tree and Landscape Officer who advised that they are insufficient to discharge this condition. The tree protection measures proposed are not in accordance with BS5837:2012 as required by the condition. Additionally, no accompanying arboricultural method statement has been provided.

1.4. The applicant is advised to engage an arboricultural consultant to devise an appropriate tree protection plan in accordance with the requirements of BS5837:2012 to satisfy this condition.

## 2. Recommendation

2.1. The information submitted does not satisfy the requirements of Condition 4 of planning permission 2020/4714/P dated 10/05/2021, and therefore Council cannot be satisfied that the development will not have an adverse effect on existing trees. As such, it is recommended that this application is refused.