

Application ref: 2024/5448/P
Contact: Kristina Smith
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Date: 13 December 2024

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Charlotte Wheeler
4-5 Coleridge Gardens
London
NW6 3QH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**100 Chalk Farm Road
London
Camden
NW1 8EH**

Proposal:

Details pursuant to condition 5 (tree protection measures) of planning permission ref. 2024/0479/P (dated 27/11/24) for Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys containing affordable homes, purpose-built student accommodation, ground floor commercial space together with public realm, access, plant installation, and other associated works

Drawing Nos: Arboricultural Method Statement (prepared by tma, dated October 2024)

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

Informative(s):

1 Reason for approval-

It is noted that condition 4 is a compliance condition but the developer has chosen to demonstrate compliance and provided further details in addition to the information provided at application stage.

The condition required tree protection measures relating to three retained street trees (1 London Plane, 1 Acer, 1 Maple). Root protection measures have been submitted and agreed with the Council's Street Tree officer. The officer has also reviewed the proposed works required to retained trees associated with the development and has agreed to crown reduction of two trees and the pollarding of a third. These works will be carried out by the Council given they are located on the public footway.

The full impact of the scheme has already been assessed by planning permission ref. 2024/0479/P.

As such, the details are in general accordance with policies A2 and A3 of the Camden Local Plan 2017 and compliance with condition 4 is confirmed.

- 2 You are reminded that condition 4 (air quality monitoring) of planning permission ref. 2024/0479/P requires details to be approved before any works can commence. It is noted that information relating to the condition has been submitted and is pending determination.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 of the signatory.

Daniel Pope
Chief Planning Officer