

Application ref: 2024/1215/P  
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Date: 31 January 2025

**Development Management**  
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London  
SE17 3QA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**30 Elsworthy Road**  
**London**  
**NW3 3DL**

Proposal:

Details required by condition 5 (tree protection) and condition 6 (building foundations) of planning permission 2022/4565/P dated 13/03/2023 for the 'Erection of single storey timber outbuilding in rear garden for ancillary residential purposes'.

Drawing Nos:

Arboricultural Survey, Impact Assessment, and Method Statement (prepared by Arbsystem, dated 15/09/2022); Tree Protection Plan ASIAMS151-M03 Rev A; 2216.SO1.01 Rev A.

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

Informative(s):

#### 1 Reasons for granting approval:

Condition 5 of the original permission required details demonstrating how trees to be retained would be protected during construction works. In order to satisfy the requirements of this condition, the applicant has provided a detailed arboricultural survey, impact assessment, and method statement, as well as a tree protection plan outlining the location of ground protection, protection

barriers, and protection measures. These documents 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 details of the design of building foundations and layout (including dimensions and levels) in so far as these may impact trees at or adjoining the site. To satisfy the requirements of the condition, the applicant has provided plan and section drawings showing the foundation design and illustrating where the existing concrete slab will be removed helical piles installed to support the structure, with an air void to the underside of the outbuilding to allow for gaseous exchange for roots. These details have also 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 foundation works would not have an adverse impact on existing trees.

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

The full impact of the proposed development has already been assessed as part of application 2022/4565/P dated 13/03/2023.

On this basis, the submitted details are sufficient to ensure that the development would not have an adverse impact on existing trees and would maintain the character and amenity of the area, so would be in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2022/4565/P granted on 13/03/2023 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 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



Daniel Pope  
Chief Planning Officer