

Application ref: 2024/5546/P
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Date: 4 February 2025

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Iceni Projects
Da Vinci House, 44 Saffron Hill
London
EC1N 8FH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

2-7 White Hall Hotel
Montague Street
London
WC1B 5BP

Proposal: Details required by condition 5 (tree protection) of planning permission 2023/1831/P dated 24/04/2024 (Erection of rear single storey extension at ground floor following demolition of existing conservatory. Erection of plant in rear garden and at rear roof level. Rear landscaping alterations and erection of timber shelter. Erection of rear 1st floor balcony. Fenestration alterations. Installation of platform lift and stairs from lower ground to ground floor within the front lightwell. Installation of lift overrun).

Drawing Nos: Cover letter (prepared by Iceni Projects, dated December 2024); Review Letter of Design Proposals / Consideration of Tree Protection (prepared by GHA Trees, dated 06/12/2024).

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

Informative(s):

1 Reasons for granting approval:

Condition 5 of the original permission is a compliance condition that required tree protection measures and working practices to be installed and adopted in

accordance with the approved documents prior to the commencement of demolition works. The condition also stipulated that no construction works are to take place without further tree protection details being separately approved by the Council. A separate approval of details application has been submitted to provide further tree protection details ahead of construction, ref. 2024/5547/P.

Although not strictly required by the condition, the applicant has provided a letter from the project arboriculturalist, who has reviewed the proposed demolition details and writes that these would suitably consider the protection of retained trees. Additionally, the review letter confirms that the appointed arboricultural consultant will continue to monitor the progress of the works to ensure ongoing protection. As previously noted, this was not a requirement of the condition, but the assurance of tree protection details during demolition is welcomed; the Council's Trees and Landscaping Officer has reviewed the details and confirmed them to be acceptable.

As such, the provided details confirm that condition 5 is being complied with. The applicant will need to continue to comply with the condition throughout any remaining demolition works. Any tree protection that is required during construction works will be covered by the details submitted to discharge condition 6 (ref. 2024/5547/P).

The full impact of the proposed development has already been assessed as part of application 2023/1831/P dated 24/04/2024.

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

- 2 You are reminded that condition 4c (details - replacement orangery & plant room) of planning permission 2023/1831/P granted on 24/04/2024 is still outstanding and needs to be discharged before the relevant part of the work is begun.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer