

Application ref: 2025/0564/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 8 April 2025

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

Roberts & Treguer
24-28 Toynbee Street
London
E1 7NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Church Row
London
NW3 6UP

Proposal:

Details required by condition 5 (tree protection) of planning permission 2024/2483/P dated 12/09/2024 (Erection of single storey rear extension at lower ground floor, replacement of windows throughout the building, and installation of stairs to front lightwell. Erection of outbuilding to rear garden).

Drawing Nos:

Arboricultural Impact Assessment (prepared by Bartlett Consulting, dated 14/01/2025).

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

Informative(s):

1 Reasons for granting approval:

Condition 5 requires details demonstrating how trees to be retained shall be protected during construction, with these details to be submitted prior to the commencement of any external works within the rear garden.

In order to satisfy the requirements of the condition, the applicant has provided

an updated arboricultural impact assessment, which details the existing tree constraints on site, the direct and indirect impacts of the approved development, and the proposed mitigation measures to ensure an acceptable impact on retained trees. These details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they are satisfied with the level of detail provided, which would ensure that the proposal would adequately protect trees to be retained throughout the construction period.

As such, the full requirements of condition 5 have now been met, and the condition can be fully discharged accordingly.

The full impact of the proposed development has already been assessed as part of application 2024/2483/P dated 12/09/2024.

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

- 2 The applicant is advised that all conditions relating to planning permission 2024/2483/P granted on 12/09/2024 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light blue circular official stamp.

Daniel Pope
Chief Planning Officer