

Application ref: 2025/1151/P
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Date: 9 May 2025

Development Management
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Simon Morray-Jones Architects Ltd
21 Milsom Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
10 Park Village West
London
NW1 4AE

Proposal:

Details required by conditions 4 (tree protection) and 5 (hard and soft landscaping) of planning permission 2024/2101/P dated 19/09/2024 (Various works to facilitate refurbishment of house including: alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden).

Drawing Nos:

Arboricultural Method Statement and Tree Protection Plan CCL 11795 (prepared by Crown Tree Consultancy, dated 16/10/2024); Photographic Record & Proposed Materials Rev P1 (prepared by Simon Morray-Jones, dated 14/03/2025); Proposed Site Plan Extract 100.3 P1.

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

Informative(s):

1 Reasons for granting approval:

Condition 4 of planning permission 2024/2101/P required details demonstrating how trees to be retained shall be protected during construction, including a

schedule of arboricultural site monitoring. Condition 5 required full details of hard and soft landscaping, including details of proposed earthworks including grading and changes in ground levels.

In order to satisfy the requirements of the aforementioned conditions, the applicant has provided an arboricultural method statement and tree protection plan, which details the existing tree constraints on site, the proposed mitigation measures to ensure an acceptable impact on retained trees, and a schedule of operations with personnel tasks and accountability. Additionally, a photographic record shows the garden of the site as existing, as well as proposed materials to be used in the landscaping scheme. The site plan also shows the changes to the levels of the garden, which will primarily involve the removal of the existing planters to create a larger and simpler open space. 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 and achieve a high level of landscaping, in the interests of the biodiversity, conservation and amenity of the site.

As such, the full requirements of conditions 4 and 5 have now been met, and the conditions can be fully discharged accordingly.

The full impact of the proposed development has already been assessed as part of application 2024/2101/P dated 19/09/2024.

On this basis, the submitted details are sufficient to ensure that the development will protect existing trees and achieve a high quality of landscaping, in accordance with policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 2 The applicant is advised that all conditions relating to planning permission 2024/2101/P dated 19/09/2024 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



Daniel Pope

Chief Planning Officer