

Application ref: 2025/0339/P  
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Date: 9 May 2025

**Development Management**  
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R.A.C. Draughting Services  
64 TRING ROAD  
DUNSTABLE  
LU6 2PT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Flat A**  
**146 Fellows Road**  
**London**  
**NW3 3JH**

Proposal:

Details required by condition 4 (foundations, trenches and excavations) of planning permission ref 2024/4517/P dated 03/01/2025 for an outbuilding in the rear garden. Drawing Nos: John Cromars Arboricultural Company Limited Report ref S1478-J1-R1 dated 31 October 2024, Modular Urban Spaces Ltd Method Statement (start date 6th June), RAC Draughting Services Ground Screw Details ref RAC/KAC/763 dated 24 Jan 2025, Proposed Plans 763/D002 Rev B, Ground Screws Layout.

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

Informative(s):

#### **1 Reasons for granting permission**

Condition 4 of planning permission 2024/4517/P for an outbuilding requires details of the building's foundations, layout, with dimensions and levels, of service trenches and other excavations as far as these affect trees on or adjoining the site.

The garden building would sit within the root protection areas (RPA) of three mature trees at the rear of the site. The approved tree report referred to the use of small diameter helical piles, and these details were secured by condition 4.

The submitted details demonstrate small diameter helical piles will be used as sub-structure support to the garden outbuilding. A layout and method statement have been included. The proposed helical piles within the RPA's are considered acceptable and the degree of RPA encroachment is considered minor. The details demonstrate that the development would not have an adverse effect on existing trees.

The proposals have been reviewed by the Council's Tree officer, who considers the details demonstrate sufficient protection of the trees within and adjoining the site and has no objection to the condition being discharged.

The full impact of the proposed development has been assessed during the original application's determination. The submitted details are consistent with the general expectations of the approved scheme.

No objections were received prior to making this decision. The planning history of the site was considered when coming to this decision.

As such, the submitted details are in accordance with policies A2, A3, A5 and D1 of The London Borough of Camden Local Plan 2017.

## 2 All conditions complied

You are advised that all conditions relating to planning permission 2024/4517/P dated 3 January 2025 have been discharged.

The applicants' attention is drawn to the compliance condition 5 for tree protection measures to be installed during construction, and condition 6 the use of outbuilding as incidental only to the residential dwelling.

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.

Daniel Pope  
Chief Planning Officer