

Delegated Report		Analysis sheet	Expiry Date:	20/09/2013
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Alex Hutson			2013/4737/P	
Application Address			Drawing Numbers	
Radlett House Radlett Place London NW8 6BT			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of condition 3 (tree protection) of planning permission ref: 2010/6316/P dated 17/01/2011 for the erection of 2 storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).				
Recommendation(s):		Approve condition 3		
Application Type:		Approval of Reserved Matters		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site is a large site at the rear of no. 34 Avenue Road accessed via a private road between nos. 34 & 36 Avenue Road. It is screened from the public realm by tall timber gates and a high wall. The site is located within the Elsworthy conservation area.

Relevant History

Planning permission ref: 2010/6316/P dated 17/01/2011 for the erection of 2 storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS15- Promoting open space and encouraging biodiversity

DP24- Promoting high quality design

DP25- Heritage

CPG

London Plan 2011

NPPF 2012

Assessment

The proposed protection details are considered adequate to ensure the protection of trees on site to be retained and trees off site within Primrose Hill Park.

Recommendation: Approve condition 3