Officer Alex Hutson Application Address Radlett House Radlett Place London NW8 6BT 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). Approve condition 3 Approve condition 3 Approve condition 3	Delegated Report			Analysis sheet		Expiry Date: 20/09/2013			
Application Address Radlett House Radlett Place London NW8 6BT PO 3/4				N/A / attached					
Application Address Radlett House Radlett Place London NW8 6BT PO 3/4	Officer				Application N				
Radlett House Radlett Place London NW8 6BT 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).	Alex Hutson					()			
Radlett House Radlett Place London NW8 6BT 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).	Application A	Address			Drawing Num	bers			
Radlett Place London NW8 6BT 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).					5				
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).									
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).	London				Refer to decision notice				
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).	NW8 6BT								
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).									
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).	PO 3/4	Area Tea	m Signature	C&UD	Authorised Of	ficer Signature			
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).									
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).									
the erection of 2 storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).	Proposal(s)								
the erection of 2 storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).	Details of con	dition 3 (tre	ae protection)	of planning ne	rmission ref. 20	10/6316/P dated 1	17/01/2011 for		
residential dwelling (Class C3).									
Approve condition 3		, ,		t out building a	na ancranon to s	gate in association	ir with existing		
Recommendation(s): Approve condition 3	Toolaonilai aw	oming (Glac	<i>30 00)</i> .						
Recommendation(s): Approve condition 3									
	Recommend	ation(s):	Approve co	ndition 3					
Application Type: Approval of Reserved Matters	Application 1	Type:	Approval o	Reserved Ma	tters				

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