

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/11/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Alex Hutson				2012/4807/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 St. Augustines Road London NW1 9RN				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Detail of the tree protection pursuant to condition 3 of planning permission (2012/3094/P) dated 29/08/2012 for the Erection of an outbuilding in rear garden of residential flat (Class C3).							
<b>Recommendation(s):</b>		Approve condition 3					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

### Site Description

The application site relates to a three-storey plus basement semi-detached property located on the east side of St Augustine Road, within the Camden Square Conservation Area. The property is not listed and is divided into separate flats. Similar properties adjoin at either side. To the rear the site borders a communal green space of a block of flats.

### Relevant History

Planning permission (2012/3094/P) dated 29/08/2012 for the Erection of an outbuilding in rear garden of residential flat (Class C3).

### Relevant policies

#### LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP24- High quality design

DP25- Heritage

### Assessment

Condition 3 stated:

*"All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Local Planning Authority before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to design, demolition and construction".*

**Reason:** *To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy."*

The foundation details and method statement are considered acceptable to ensure minimal impact on the protected Lime trees along the rear boundary of the property.

**Recommendation:** Discharge condition 3

### Disclaimer

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