

Delegated Report		Analysis sheet		Expiry Date:		16/05/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Little				2012/1712/P			
Application Address				Drawing Numbers			
GUINNESS COURT ST EDMUNDS TERRACE LONDON NW8 7QE				See draft decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of tree protection measures on the site and its surrounding areas relating to part condition 18 of planning permission 2010/4850/P granted on 13/12/2010 for the erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site).							
Recommendation(s):		Granted					
Application Type:		Approval of Details					
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:		No A/O					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The application site is Guinness Court which is accessed off St Edmunds Terrace. It is located to the rear of 26 to 28b St Edmunds Terrace and is bound to the east by Broxwood Way, to the west by the rear gardens of two apartment complexes on Avenue Road (Nos. 14 & 16) and to the north by the grounds of three large apartment blocks within Avenue Close.

Relevant History

Planning permission 2010/4850/P granted on 13/12/2010 for Erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site).

Approval of details 2011/6289/P granted on 09/02/2012 for condition 16 (hard and soft landscaping including informal play area), and part of condition 18 (trees on the site and its surrounding areas) insofar as it relates to the method statement, relating to planning permission 2010/4850/P granted on 13/12/2010 for Erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site).

Relevant policies

LDF Core Strategy and Development Policies

CS14- Promoting high quality places and conserving heritage

CS15- Open space and biodiversity

DP22- Sustainable design and construction

DP25- Conserving Camden's heritage

Camden Tree Strategy

CPG 1 (section 6 – landscape/trees)

Assessment

The tree protection measures erected pursuant to the discharge of the outstanding part of condition 18 trees on and adjacent to the site of the planning permission ref: 2011/2785/P dated 13th December 2010 were inspected by a Council Tree Officer on the 28/03/2012 and are in line with tree protection plan submitted with the approval of details ref: 2011/6289/P approved on 09/02/2012 and BS5837:2005 Trees in relation to construction: Recommendations. It is considered that they have been constructed to a high quality and will be more than sufficient to protect the trees to be retained on and off site.

It is recommended that this part of condition 18 is approved.

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