

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/09/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Alex Hutson				2011/3908/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1A Priory Road London NW6 4NN				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>							
Submission of details for approval of conditions 4 (arboricultural report) and 5 (soil investigation and contamination report), pursuant to planning permission granted on 08/02/2005 (ref no. 2004/3112/P) for the demolition of garage and shed and the erection of a new basement and 2-storey dwelling.							
<b>Recommendation(s):</b>		Granted					
<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> <small>*Please Specify</small>		NONE					

### Site Description

The application site is located on a vacant plot of land adjacent to 1 Priory Road. The site is located within the Priory Road Conservation Area.

### Relevant History

Planning permission granted on 08/02/2005 (ref no. 2004/3112/P) for the demolition of garage and shed and the erection of a new basement and 2-storey dwelling.

### Relevant policies

#### LDF Core Strategy and Development Policies

CS5- Impact of growth and development

CS14- Design and heritage

CS15- Open space and biodiversity

DP25- Heritage

DP26- Impact of development

### Assessment

#### Condition 4- Arboricultural method statement

The arboricultural method statement and tree protection plan is considered sufficient to ensure the protection of the Lime tree through the development process. It is recommended an informative is attached recommending regular site inspections are undertaken by the arboricultural consultant to ensure the method statement and tree protection plan are followed.

#### Condition 5- Soil investigation and contamination report

The desktop study and site survey are considered sufficient to demonstrate the site is not contaminated to such a degree that remediation measures are required. The reports were checked by the Council's Contaminated Land Officer.

Recommendation: Approve conditions 4 and 5

#### Disclaimer

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