

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>27/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Kevin Fisher				2010/4020/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
37 Gloucester Crescent London NW1 7DL				Please see 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>							
Discharge of condition 5 (Tree Protection Method Statement) pursuant to planning permission reference 2010/1956/P (dated 08/06/2010) for alterations to existing coal vault at lower ground floor level to create additional residential floor space and installation of new bin store to front forecourt at ground floor level in association with the existing residential dwelling (Class C3).							
<b>Recommendation(s):</b>		<b>Approve details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	No PN/SN						
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	None						
<b>Site Description</b>							
<p>The application site is located on the north side of Gloucester Crescent close to the junction with Oval Road to the west. The site comprises a four storey plus basement mid-terrace Grade II listed building. The property is occupied as a single family dwelling. There is a paved forecourt to the front of the property that is used as off-street parking area. A large mature tree is positioned behind the front boundary brick wall.</p> <p>The site is within the Primrose Hill Conservation Area.</p>							
<b>Relevant History</b>							
08/06/2010 Planning permission was granted for alterations to existing coal vault at lower ground floor level to create additional residential floor space and installation of new bin store to front forecourt at ground floor level in association with the existing residential dwelling (Class C3).							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b>							
N8 (Complies)							
<b>LDF Core Strategy and Development Policies</b>							
As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.							
CS15, DP24 (Complies)							

## Assessment

The method statement for the protection of the Lime tree at the front is considered to be satisfactory.

### **Disclaimer**

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