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| Delegated Report | | Analysis sheet | | Expiry Date: | | 13/04/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Alex Hutson | | | | 2010/0950/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 1A Prince Arthur Road London NW3 6AX | | | | Refer to decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Submission of details of tree protection and replacement tree pursuant to Conditions 3 and 4 of planning permission granted on 12/02/2009 ref 2008/4131/P for enlargement and alterations to single family dwelling house (Class C3). | | | | | | | |
| 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 | 01 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | [Click here and type] | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Hampstead CAAC wrote in not objecting to the application | | | | | |

Site Description

The site is located on the south side of Prince Arthur Road, a predominantly residential street, which runs west off Fitzjohns Avenue. The building on the site is a detached property comprising lower ground, ground, first floor and roof level. The property is in use as a single-family dwellinghouse (Class C3). The building is not listed, but is situated within the Fitzjohns/Netherhall Conservation Area. The building is not identified as contributing positively to the character and appearance of the Conservation Area.

Relevant History

Planning permission 2008/4131/P granted on 12/02/2009 for the excavation of enlarged basement, erection of part single storey, part two-storey rear extension, creation of balcony at rear ground floor level with steps to rear garden, repositioning of dormer window on north roofslope, alterations to eaves on rear south-eastern and south-western corners and alterations to windows/doors on south and north elevations at basement and ground floor level.

Relevant policies

Replacement Unitary Development Plan 2006

B1- General design principles
N8- Ancient woodland and trees

LDF Core Strategy and Development Policies

CS15- Biodiversity

Assessment

The proposed tree protection details are considered acceptable and have been inspected on site.

The proposed replacement tree is also considered acceptable and will mitigate the loss of the Magnolia removed as part of the original planning application.

It is recommended conditions 3 and 4 be discharged.

Disclaimer

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