



The Planning Inspectorate

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Mr Antonio Cruz
Princess Park Manor, Royal Drive
Design Team
The Comer Group
LONDON
N11 3FL

Your Ref:

Our Ref: APP/X5210/A/09/2117933/WF

Date: 25 January 2010

Dear Mr Cruz

Town and Country Planning Act 1990
Appeal by Mr Geoff Gelbart
Site at Flat 1, 99 Priory Road, London, NW6 3NL

I enclose a copy of the LPA's statement relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than **10 February 2010**. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Using e-mail and the internet

You can now use the internet to send us documents and check the information and the progress of this case at (www.planningportal.gov.uk/pcs). If you send us your comments by e-mail, you only need to send us one copy of each. However, if you post your comments, please send us 2 copies of everything and put the full appeal reference number on each copy.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely



INVESTOR IN PEOPLE



The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

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(Date received)

20-Jan-2010 16:15

COMMENTS ON CASE (Online Version)

Please note that comments from interested parties to this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local council. This will usually be available in the list of documents for this case.

Comments submitted after this date may be considered invalid and returned to the sender.

DETAILS OF THE CASE

Case Reference: **APP/X5210/A/09/2117933**

SENDER DETAILS

Name	Alex Bushell		
Address	London Borough of Camden Development Control Planning Services Town Hall Argyle Street London	Phone no.	020 7974 2661
		Fax no	
Postcode	WC1H 8ND	E-mail	alex.bushell@camden.gov.uk
Please confirm how you wish to correspond with us:		Electronically, via the email address specified above	<input checked="" type="checkbox"/>
		On paper, by post.	<input type="checkbox"/>
Acting On Behalf Of	London Borough of Camden		



ENVIRONMENT

Date: Wednesday 19th January 2010
Your Ref: APP/X5210/A/09/2117933
Our Ref : 2008/3670/P
Contact: Andy Hollins/Alex Bushell
Direct Line: 020 7974 2661
alex.bushell@camden.gov.uk

By Portal

Fredrica Rose
The Planning Inspectorate
Room 3/12a
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Ms Rose,

Appeal by Mr Geoff Gelbart
Site at Flat 1, 99 Priory Road , London NW6 3NL

I write in connection with the above appeal and specifically to the new information submitted as part of the appeal.

The Council refused permission for two reasons, one that the altered access would result in a loss of on-street parking in the Controlled Parking Zone (CPZ) and two that the application had not included supporting information to adequately demonstrate that the works would not harm the long term health of a Yew Tree.

As part of making the appeal, new information has been submitted, namely detailed measurement of the relevant part of the CPZ and an arboriculture report assessing the impact of the works on the Yew tree.

The Council has now had the opportunity to assess the new information and take detailed measurements of the part of the CPZ. In light of this it is has become clear that the access can be accommodated without a material loss in parking provision as sufficient space would be retained to accommodate the same number of vehicles albeit with a reduced area. In addition the arboriculture report now demonstrates that the works can be carried out without harm to the long term health of the tree subject to recommended measures being undertaken as part of the process.

Consequently and without prejudice to the Inspector's consideration of the matter, the Council no longer has objection to the works/development

proposed on the grounds previously expressed and would also have no objection to a grant of planning permission for the widened vehicular access, the erection of the new gates/wall or the formation of the hardstand.

If minded to grant planning permission, the Inspector is respectfully asked to consider the imposition of two conditions, one relating to the materials used in the new part of the wall and the second to require that the development be carried out in conjunction with the recommendations expressed in the report submitted as part of the appeal process as follows:

1. The new brick pier hereby permitted shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing pier to be retained, unless otherwise specified in the approved application.

Reason

To safeguard the appearance of the site and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

2. The works to extend the hard standing and build the new brick pier hereby approved shall be carried out in accordance with the details submitted in the revised tree report dated 2nd November 2009.

Reason:

To ensure that the Council may be satisfied that the development will not have an adverse effect on an existing Yew Tree and in order to maintain the character and amenities of the area in accordance with the requirements of policy N8 of the London Borough of Camden Replacement

If you would like to discuss this matter further, please do not hesitate to contact either Alex Bushell or Andy Hollins on the above direct dial number.

Yours sincerely,

Alex Bushell
Principal Appeals Officer
For Director Culture & Environment