

Lior Brosh  
Finkernagel Ross Architects  
Studio 215  
Stratford Workshops  
Burford Road  
LONDON  
E15 2SP

Application Ref: **2007/3831/P**  
Please ask for: **Matthew Durling**  
Telephone: 020 7974 **2643**

22 October 2007

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:

**26a Elsworthy Road**

**London**

**NW3 3DL**

Proposal:

Retention of hard landscaping works to rear garden of existing maisonette, including fireplace, screen wall and planters.

Drawing Nos: 26A ELS-P-002; 110/F; 210/C; 26A ER-T-422.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 By not later than the end of three months from the date of this decision, a replacement tree shall be planted on the land in such position and of such size and species as submitted to and approved by the Council. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.



Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 Within three months of the date of this decision, a programme of soil decomposition and soil inoculation for the Plane tree shall be submitted to and approved by the Council as the local planning authority and subsequently implemented. The programme shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that a suitable replacement tree, as required by condition 1 above would be either a Common Walnut (*Juglans Regia*) or native Cherry (*Prunus Avium*). The replacement tree should be planted in the 'play area' in the north-west corner of the garden. For further information or guidance on what is required please contact Kevin Fisher, Senior Tree Officer on 020 7974 5616.
- 2 With regard to condition 2 above, you are advised that the programme of remedial treatment shall include soil decomposition and soil inoculation with mycorrhizal injection. In order to discharge this condition, the remedial treatment should either be carried out in the presence of a Tree Officer or a report should be provided to confirm how the work has been carried out. For further information or guidance on what is required please contact Kevin Fisher, Senior Tree Officer on 020 7974 5616.

- 3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1/S2, SD6, B1, B3, B7 and N8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***