

Delegated Report		Analysis sheet		Expiry Date:		17/08/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Kevin Fisher				2007/2817/P			
Application Address				Drawing Numbers			
52 Crowndale Road London NW1 1TR				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect the Sycamore tree pursuant to condition 3 of planning permission dated 18th May 2007 (ref. 2007/1566/P) (for the erection of a single-storey garden room ancillary to the ground floor flat (Class C3)).							
Recommendation(s):		Approve details					
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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		[Click here and type]					
CAAC/Local groups* comments: *Please Specify		[Click here and type]					

Site Description

The site in question is the garden space belonging to the ground floor flat of a 3 storey plus basement terraced building lying within the CamdenTown Conservation Area.

Relevant History

18/05/07 planning permission was granted for the erection of a single storey garden room ancillary to the ground floor flat (C3).

Relevant policies

N8 Ancient Woodland and Trees

Assessment

Details of the foundations for the garden room to be constructed within the root protection zone (RPZ) of a large Ash tree on the rear boundary of the property were unclear within the details submitted at the time of the original planning permission.

These details are clarified within the current application. 6 pits for the concrete pad foundations are proposed 450x450mm wide to a depth of 500mm within the RPZ of the tree. These pits have the potential to sever significant roots to the tree, particularly during the excavation of those pits closer to the tree. However provided sufficient care is taken during these works the excavations need not be detrimental to the health and stability of the tree. It is recommended that an informative be placed on any permission highlighting the need for care during the excavations.