

Ms Amy Lee  
CB Richard Ellis  
CBRE  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2015/2703/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

10 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**79 Camden Road**  
**London**  
**NW1 9EU**

Proposal:

Details pursuant to condition 13 (Tree Protection) following planning permission granted on 15/05/2014 (2013/7646/P) for the redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements.

Drawing Nos: CAMD-04-MAY15; BS5837 Tree Survey prepared by B J Unwin Forestry Consultancy dated May 2015.

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

Condition(s) and Reason(s):

Informative(s):



- 1 Details for condition 13 were previously submitted and approved on 18 September 2014 under application reference 2014/5287/P prior to the commencement of development on site. The purpose of this re-submission is to amend the Arboricultural Report to ensure that it is consistent with drawing no. 'CAMD-04-MAY15' which identifies trees to be retained and removed during the construction period.

The proposed removal of T11, a lime tree on the Camden Road frontage of the site is considered to be acceptable as the tree cannot practicably be retained under the approved scheme. The tree was recorded as to be removed in part of the approved planning application but was marked as to be retained on tree protection documentation. The revised tree protection details submitted to discharge this condition have been updated to reflect this. The proposed replacement lime tree is considered to mitigate the loss of T11 as the specimen proposed will be of a medium size (approx. 6m in height) at the time of planting, giving instant impact to the scheme. The details are considered sufficient to satisfy the requirements of condition 13.

Two objections and one comment were received prior to making this decision which have been duly addressed. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 5.3 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 118 and 156 of the National Planning Policy Framework.

- 2 You are reminded that conditions 8 (landscaping), 14 (tree planting), 18 (CCTV), 19 (plant equipment) and 20 (vibration mitigation) of planning permission granted on 15/05/2014 (2013/7646/P) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment

