

Miss Alice Broomfield  
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Application Ref: **2015/3279/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

16 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**20 Guilford Street**  
**London**  
**WC1N 1DZ**

Proposal:  
Discharge of conditions 7 (tree protection measures), 8 (arboricultural management plan), 12 (sustainable urban drainage system specifications) and 15 (air quality monitor specifications) granted under reference 2014/6068/P dated 10/06/15

Drawing Nos: Arboricultural Method Statement (May 2015) prepared by Simon Jones Associates, Air Quality Monitoring Strategy (May 2015) prepared by Air Quality Consultants, SUDS Report (15/05/15) prepared by Pell Frischmann.

### **Informative(s):**

- 1 Reasons for granting approval:  
Condition 7: The submitted Arboricultural Method Statement, which includes details of tree protection, has been reviewed by a Tree Officer and is considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected during the demolition and construction phases and to



be in line with BS5837:2012- Trees in relation to Design, Demolition and Construction.

Condition 8: The arboricultural site monitoring proposals have been reviewed by a Tree Officer and are considered to be sufficiently robust to ensure that once tree protection measures are installed they will remain in place for the duration of the development.

Condition 12: The SUDS report submitted following review of both SUDS provides sufficient detail and demonstrates sufficient attenuation of all run-off. The report has been reviewed by a Sustainability Officer who is satisfied with the report.

Condition 15: The submitted Air Quality Monitoring Strategy provides sufficient details of the air quality monitors and evidence they have been installed in line with guidance. A Sustainability Officer has reviewed the report and is satisfied.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP25, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.12, 5.13, 5.14 and 5.15, 7.14, 7.19 and 7.21 of the London Plan 2011; and paragraphs 69-78, 93-108 and 109-125 of the National Planning Policy Framework.

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You are reminded that conditions 4, 6, 10, 11, 13, 14, 16, 17 and 18 of planning permission granted on 10/06/2015 (reference 2014/6068/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

