

Mr. Tristram Frost
35 Flask Walk
London
NW3 1HH

Application Ref: **2015/6875/P**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

3 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**35 Flask Walk
London
NW3 1HH**

Proposal:

Discharge of condition 6 (tree protection measures) pursuant to reference 2014/6213/P dated 07/07/15 (for extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and minor alterations to main single family dwellinghouse).

Drawing Nos: Arboricultural report 1-38-3816, Plan 1-38-3815/P1 rev 03.12.15

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission:

The arboricultural report and tree protection plan are considered sufficient to demonstrate that there are no significant roots of T2, silver birch, under the existing building and that the tree will be adequately protected during development.



The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed development is in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

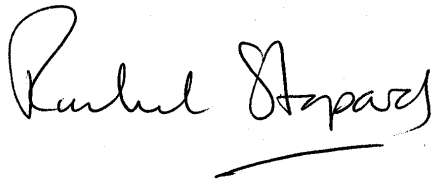
- 2 You are reminded that condition 4 (Detailed drawings, or samples of materials) of planning permission ref.2014/6213/P dated 07/07/2014 is outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment