

Mr Peter Buckley
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Hillview House
1 Hallswelle Parade
London
NW11 0DL

Application Ref: **2016/0689/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

12 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4 Llangland Gardens
London
NW3 6PY

Proposal: Details pursuant to Condition 5 (tree protection) of planning permission 2015/3036/P (Enlargement of the existing single storey basement with addition of front and rear lightwells and erection of a 2 storey rear extension with roof terrace and balustrade at first floor level, in connection with the reconfiguration of the existing cellar, ground and upper floors of the property from 6 x 1 bed flats to 2 x 3 bed; 1 x 2 bed; and 3 x 1 bed flats; plus installation of window to the front elevation and erection of a dormer window to side roof slope), dated 4/02/2016.

Drawing Nos: TPP/4LGL/010 A and Arboriculture Report from David Clarke Chartered Landscape Architect dated June 2015

Informative(s):

- 1 The Arboricultural impact assessment and details contained within the cover letter submitted are considered sufficient to demonstrate that the trees to be retained will be adequately protected from damage during construction works. The details



submitted follow the guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

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

As such, the proposed details are in general accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

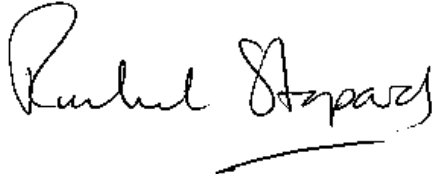
- 2 You are reminded that condition 4 (details of the 1.8 metre high screen) of planning permission dated 4th February 2016 (2015/3036/P) is outstanding and require details to be submitted and approved.

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