

Miss Siwan Ifan
Charlton Brown Architects
The Belvedere 2 Back Lane
Hampstead
London NW3 1HL

Application Ref: **2016/0293/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

9 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Capo Di Monte
Windmill Hill
London
NW3 6RJ

Proposal:

Details of tree protection as required by condition 6 of 2014/6987/P dated 14/08/2015 (for change of use from two residential units to a single dwelling house, reconfigured rear extension, extension to existing basement and associated internal and external alterations). Drawing Nos: Arboricultural Method Statement, 22056A/2 and Position of site hoarding consent notice 2014/6987/P.

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for approving the details.

The approved development involved the excavation of a large basement along with minor internal and external works to the listed building including the rebuilding of a single storey rear element. The works to excavate the basement and the



associated construction required had the potential to impact on significant mature trees which lie near the application site. The applicant has confirmed that they will no longer be constructing the basement and a Construction Management Plan has been submitted to this effect. Notwithstanding this, condition 6 still needs to be discharged and an Arboricultural Method Statement in accordance with The British Standard 5837 (2012) "Trees in relation to Design, Demolition and Construction - Recommendations" has been submitted.

The submitted details confirm that no pruning would be required, that there are no overhead tree related obstructions and that all of the works would be outside of root protection areas. Details of site hoarding, scaffolding, access and storage has also been submitted. On the basis of the above, the submitted details are considered acceptable to discharge the condition.

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

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area and the features of special architectural or historic interest of the listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

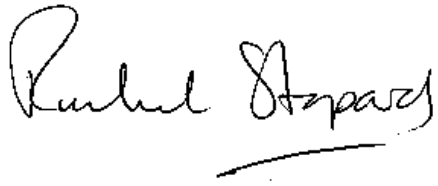
- 2 The applicant is advised that the following conditions associated with planning permission 2014/6987/P dated 14/08/2015 require the submission of further details: 5 (details of green roofs prior to occupation of the dwelling).

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment