

Ms Grace Mollart
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2015/5712/P**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

5 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
41 Highgate West Hill
London
N6 6LS

Proposal:
Approval of condition 12 (Tree protection measures) granted under reference 2009/3192/P dated 16/12/09 under Appeal reference APP/X5210/A/09/2119330 dated 23/06/10 for construction of a basement in front forecourt area for ancillary residential use as part of Witanhurst House including associated planting, forecourt reinstatement and landscaping plus permanent vehicular access from Highgate West Hill (Class C3).
Drawing Nos: Arboricultural method statement SJA 9007-01 + appendices, tree protection plan SJA TPP 06

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

Informative(s):

- 1 The arboricultural method statement and tree protection plan are considered sufficient to demonstrate that the trees to be retained both on and off site will be adequately protected during development in line with BS5837:2012. 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.

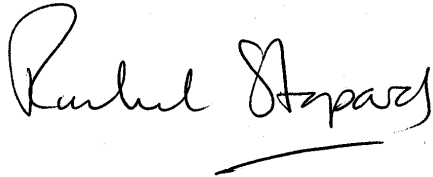
As such, the proposed development is in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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 Supporting Communities