

Mr Nainesh Patel
PM Architects Ltd.
PO Box 1034
Wembley
London
HA0 9GY

Application Ref: **2016/3831/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

28 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 2
103 Priory Road
London
NW6 3NN

Proposal:

Details of tree protection measures as required by condition 4 of planning permission dated 07/07/2014 (ref: 2015/2653/P) for the erection of a single storey rear extension.

Drawing Nos: Tree Survey dated 24/06/2016, Tree Survey dated 23/06/2016, Arboricultural method statement dated 06/07/2016, tree protection plan ref: Arbtech TPP 01 Rev. A, Tree constraints plan ref: Arbtech TCP 01 and Arboricultural Impact Assessment plan ref: Arbtech AIA 01.

Informative(s):

- 1 Reasons for approving details.

The approved development involved the erection of a single storey rear extension which had the potential to impact on mature trees in the rear garden of the application site.



The submitted details confirm that no trees would need to be removed as a result of the works and that all of the works would be outside of root protection areas. Details of tree protection measures to be followed during construction have 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 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

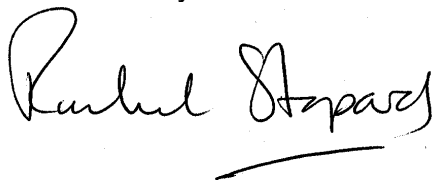
- 2 You are advised that all conditions relating to planning permission granted on 07/07/2014 (ref: 2015/2653/P) which need details to be submitted, have been approved.

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
Executive Director Supporting Communities