

Ms Sarah Ballantyne-Way
SBW Planning Ltd
117 Mount Pleasant Road
London
N17 6TQ

Application Ref: **2016/2339/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

21 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
18 Lancaster Grove
London
NW3 4PB

Proposal:
Details of tree protection required by condition 9 of planning permission 2014/2811/P dated 17/03/2015 for 'Erection of 2 storey single family dwellinghouse with basement'.
Drawing Nos: Tree protection statement; Proposed Site Layout with Tree Protection Measures P0.3; Tree layout and protection plan dated 21st May 2013

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

Informative(s):

1 Reason for granting permission

There is one tree at the front of the site and 4 trees and 2 shrubs at the rear. The tree protection details submitted provide more information over what was previously approved (2008/4586/P discharged 09/06/2009) and the tree officer has therefore confirmed that the submitted details are sufficient to demonstrate that the retained trees will be protected during the development.



The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

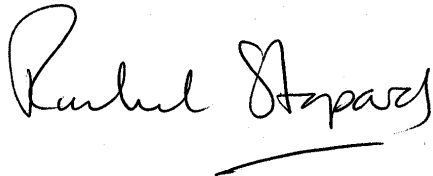
- 2 You are reminded that condition 6 (sample panel of brickwork), 7 (hard and soft landscaping) and 11 (cycle store) of planning permission granted on 17/03/2015 ref: 2014/2811/P are outstanding and require details to be submitted and approved.

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
Executive Director Supporting Communities