

Mr Adrian Miles
Avanti Architects
361-373 City Road
London EC1V 1AS

Application Ref: **2016/0248/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Tybalds Estate
New North Street
London WC1N

Proposal:
Details required by condition 23 (tree protection) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.

Drawing Nos: Arboricultural Survey ref RT-MME-111475B-02 Rev 1 June 2012 by Middlemarch Environmental Ltd; Arboricultural Method Statement ref RT-MME-121439 Rev A Feb 2016 by Middlemarch Environmental Ltd; LL434-300-0014 rev C, -0015 rev C.

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

Informative(s):

- 1 Reasons for granting permission.

The submitted details are considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected during construction works. The report has been revised to now show the retention of a mature sycamore tree in an adjacent property of 37-39 Great Ormond Street,



which was originally due to be removed, in order to address concerns by the tree officer and a neighbour.

The full impact of the proposed development has already been assessed

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

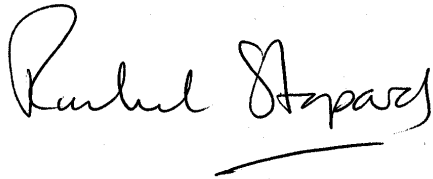
- 2 You are reminded that conditions 6 (privacy measures), 29(b) (contaminated land investigation and remedial measures), 31 (CCTV), 40 (education measures contribution), 43 (highway works contribution), 44 (environmental works contribution) of planning permission ref 2013/1014/P dated 13/05/2014 are 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