

Mr James Tavernor
Boyer Planning
Boyer Planning
24 Southwark Bridge Road
London
SE1 9HF

Application Ref: **2016/5284/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

10 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
18-20 Elsworthy Road
London
NW3 3DJ

Proposal:

Details of trees required by condition 11 of planning permission 2014/5413/P dated 30/03/2015 for demolition of existing building and erection of a three-storey plus basement building to provide 5 x residential units.

Drawing Nos: Landscape Layout; Arboricultural and Planning Integration Report

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

Informative(s):

- 1 The two Pride of India trees and single Silver Birch tree proposed to replace two felled Birch trees and a felled Laburnum tree, are considered to be suitable species for the site and adequate replacements for the felled trees. The proposed trees are acceptable in terms of their location, and are of a large enough size to have an instant impact on the site, allowing for reasonable screening, views, amenity and habitat for wildlife. The proposed tree planting is thus considered to enhance the character and appearance of this part of the Elsworthy Conservation Area.



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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

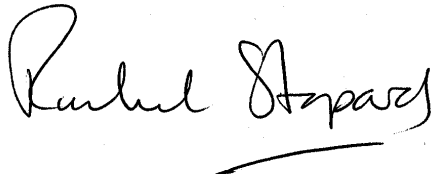
- 2 You are advised that the following conditions relating to planning permission with reference 2014/5413/P dated 30/03/2015 are outstanding and require details to be submitted and approved:
- 2a)b)c)d), 9 and 11
- Note also that applications are currently pending decisions to discharge the following conditions:
- 6, 7 and 10

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



Rachel Stopard
Executive Director Supporting Communities