

Mr Simon Rutter  
Proctor Watts Cole Rutter  
Grosvenor House  
Bleke Street  
Shaftesbury  
Dorset  
SP7 8AW

Application Ref: **2015/6239/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

11 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Railway Club**  
**College Lane**  
**London**  
**NW5 1BJ**

Proposal:  
Details required by Condition 3 (hard and soft landscaping) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 houses arranged in terraces of 2 and 3 storeys with lower ground levels and a block of 10 flats comprising studio, 2 and 3 bedroom units.)

Drawing Nos: Tree protection plan - J942 September 2016

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

Informative(s):

- 1 Reasons for granting permission.

This application seeks to partially re-discharge condition 3 for the hard and soft landscaping previously approved under ref: 2008/1828/P. The proposal includes a Tree Protection Plan and Arboricultural Method Statement and demonstrates that



adequate tree protection measures will be provided for all trees on or adjacent to the site and are acceptable.

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 building and streetscene or on neighbouring amenity.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24, and DP25 of the London Borough of Camden Local Development Framework Development Policies.

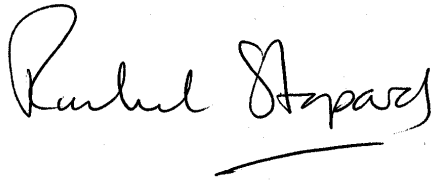
- 2 You are advised that all conditions relating to planning permission granted on 23/06/2003 Ref: PEX0100663R2 which need details to be submitted, have been approved.

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