

Ms Rebecca Dewey  
Iceni Projects  
Flitcroft House  
114-116 Charing Cross Road  
London  
WC2H 0JR

Application Ref: **2014/6798/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

13 April 2015

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**277A Gray's Inn Road**  
**London**  
**WC1X 8QF**

Proposal: Details of tree protection as required by condition 27 of planning permission 2014/4267/P granted on 10/10/14 (for comprehensive mixed-use redevelopment of the site).

Drawing Nos: Drawing TPP 8598-01 Rev A) - Tree Protection Plan prepared by Keen Consultants and Iceni Projects Covering Letter dated 24/10/2014.

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

Informatives:

1 Reasons for granting permission:

The application seeks to discharge Condition 27 of planning permission 2014/4267/P granted on 10/10/14 (for comprehensive mixed-use redevelopment of the site). This condition requires the submission and approval of details demonstrating how trees in the neighbouring estate will be protected during



construction prior to any works commencing on site.

The details submitted include a Tree Protection Plan (Drawing ref. TPP 8598-01 Rev A) prepared by Keen Consultants and a covering letter from Icen Projects dated 24/10/2014. The Tree Protection Plan has been prepared in accordance with British Standard BS5837:2012 "Trees in Relation to Construction" and proposes that:

- scaffold with monoflex is run along the boundary between No.277a Gray's Inn Road and the Birkenhead Estate and specifies root protection areas for a number of the trees;
- five of the thirteen trees along the boundary are removed; and
- ten new trees with a girth of 10-12cm are planted, species including common maple, birch, holly and sweet gum.

The accompanying covering letter states that the proposal will help facilitate the redevelopment of No.277a Gray's Inn Road, whilst protecting as many trees as possible. The replanting scheme will help to mitigate the loss of trees and will enhance the tree coverage within the Birkenhead Estate in the longer term.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings with no objection being raised by the Council's Tree and Landscape Officer. They are considered sufficient to satisfy the requirements of Condition 27 and demonstrate that the trees to be retained in the neighbouring estate will be protected during development in accordance with the guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and that the development will maintain the character and amenity of the area.

As such, the details are in general accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy. The details also accord with paragraph 109 of the National Planning Policy Framework.

- 2 You are reminded that conditions 3, 5, 6, 9, 10, 13, 14, 15, 17, 20, 21, 23, 24, 25, 26 and 27 of planning permission 2014/4267/P granted on 10/10/2014 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 'Ed Watson', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment