

Mr Paul Grindley
Sawhorse Ltd
Unit 4
Willows Gate
Bicester
OX27 9AU

Application Ref: **2017/0298/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

24 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Bramshill Gardens
London
NW5 1JJ

Proposal:
Details of tree protection measures and foundation details as required by conditions 5 and 6 of planning permission 2016/6213/P dated 28/12/2016 for the erection of a single storey outbuilding in rear garden for use ancillary to dwelling house.
Drawing Nos: Arboricultural Method Statement 21/01/2017; P50.

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

Informative(s):

- 1 Reasons for approving details.

Condition 5: The applicant has provided an Arboricultural Method Statement, which outlines the approach that will be taken for tree protection. This has been reviewed by the Council's Tree Officer and considered sufficient for the requirements of condition 5 to ensure that the tree to be retained on site will be adequately protected during development in line with BS5837:2012. Therefore no objection is raised to the approval of condition 5.



Condition 6: The applicant has provided details of building foundation levels and service trenches in relation to Root Protection Areas of the existing tree to be retained to ensure that the existing tree would not be impacted by the development. In light of this no objection is raised to the approval of condition 6.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the details provided are in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

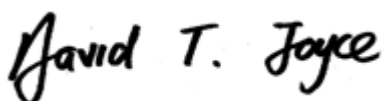
- 2 You are advised that all conditions relating to planning permission 2016/6213/P dated 28/12/2016, which need details to be submitted, have been approved.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities