

Mr Paul O'Neill
Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

Application Ref: **2017/0866/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

8 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
50 Avenue Road
London
NW8 6HS

Proposal:

Details of building foundations and tree protection, as required by conditions 5 and 6 of planning permission ref 2014/4573/P (dated 31/03/2015) for partial demolition of existing single dwelling house, erection of two storey rear and single storey side extensions, creation of double basement with front lightwells and car stacker, erection of single storey outbuilding, installation of lift overrun and solar panels at roof level together with alterations to windows.

Drawing Nos: Arboricultural Method Statement by Landmark Trees dated 10th February 2017, 117121_001 Rev P1 and 117121_100 Rev P2.

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

Informative(s):

- 1 Reasons for granting permission.

Condition 5 requires the submission of building foundations and the layout of the proposals. The applicant has provided a foundation layout and an underpinning



detail which demonstrate that the basement would not be piled and would not impact on the existing trees. The information has been reviewed the Councils tree officer who raises no objection.

Condition 6 requires details of tree protection during construction. The applicant has provided an arboricultural method statement which provides details of how trees would be protected during construction. This has been reviewed the Councils tree officer who raises no objection.

In light of the above, the submitted information is considered sufficient for the approval of both conditions 5 and 6.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The submitted details are in general accordance with policies CS15 of the London Borough of Camden Local Development Framework Core Strategy.

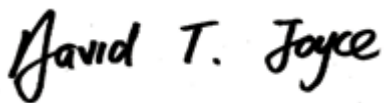
- 2 You are reminded that condition 7 of planning permission 2014/4573/P dated 31/03/2015 is outstanding and currently being considered under application reference 2017/0867/P.

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



David Joyce
Director of Regeneration and Planning