

Mr Geoffrey Prentice
5d Architects Ltd
764 Finchley Road
Temple Fortune
London
NW11 7TH

Application Ref: **2017/2134/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

25 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Well Road
LONDON
NW3 1LH

Proposal: Details of condition 3 (building foundations and the layout) of ref: 2014/2114/P, dated 18/07/2014 for erection of single-storey rear extension.

Drawing Nos: Location plan; Piling - AC/70/2016/B; NA/70/2016/A; Foundation plan - AC/70/2016/B; Tree constraints plan- 27/03/2017; Arboricultural Method Statement by Martin Dobson Association, 4th April 2017, MDA reference G24.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting permission:

The submitted foundations and the layout details, including tree protection measures [by Martin Dobson Association] is considered to be sufficient and have established that trees adjacent to the development site would not be compromised. Similarly, the details of the proposed protective measures to ensure no harm cause



to other trees on the applicant site are acceptable; and ensure a reasonable standard of visual amenity and are considered to preserve and enhance the character and appearance of the host building and the Hampstead Conservation Area. The details are considered sufficient to satisfy the requirements of Condition 3.

No objections were received prior to making this decision. The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CS5, CS14 and CS15 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 policies of the London Plan March 2016; and the National Planning Policy Framework 2012.

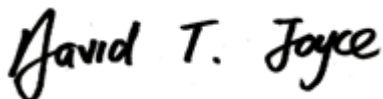
- 2 You are advised that there are no outstanding conditions to be discharged of planning permission (ref. 2014/214/P) dated 18/07/2014
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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