

Mr A Perkins
Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon
HP18 9EE

Application Ref: **2017/2476/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

27 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
11 Prince Albert Road
London
NW1 7SR

Proposal:

Details of tree protection measures required by Condition 4 and landscaping required by Condition 5 of planning permission 2016/5656/P granted 10/04/2017 (for Erection of single storey side extension. Installation of external mechanical plant at rear of site. External alterations to landscaping and ground levels)

Drawing Nos: Landmark Trees Arboricultural Method Statement 16th February 2016, Planting List, PA-01 Revision A, Tree Protection Plan, Landscape Management Plan, 11PAR_HV_SI_GF_PL_B21_051_P06 P06, 11PAR_HV_SI_00_DE_B21_053_P05 P05 and 11PAR_HV_SI_00_DE_B21_052_P06 P06.

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

Informative(s):

- 1 Reasons for Granting Approval



Details of tree protection measures as required by Condition 4 of planning permission 2016/5656/P have been submitted to the Council and are considered satisfactory in protecting trees for the duration of construction. A slight amendment was made to the fencing to prevent access to the protected trees from the north side of the temporary porta cabins.

Full hard and soft landscaping details have been submitted as required by Condition 5 of planning permission 2016/5656/P and are considered satisfactory in demonstrating proposed species and densities of plantings and materials for hard landscaping. The proposed planting and materials are considered to be of high quality and the proposals will preserve the setting of the listed building.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14 and CS15, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP25; and policies A3, D1 and D2 of the Camden Local Plan Submission Draft 2016.

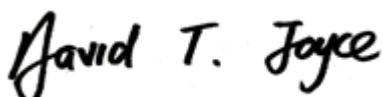
- 2 You are advised that all conditions relating to planning permission 2016/5656/P dated 10/04/2016 which require details to be submitted have been approved.

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



David Joyce
Director of Regeneration and Planning