

Mr John Hough  
Oakley Hough Limited  
The Barn  
Stebbing Farm  
Fishers Green  
Stevenage  
SG1 2JB

Application Ref: **2017/2293/P**  
Please ask for: **Nora-Andreea**  
**Constantinescu**  
Telephone: 020 7974 **5758**

30 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**51 Fitzjohn's Avenue**  
**London**  
**NW3 6PH**

Proposal: Details of tree protection, waste storage/removal and cycle storage, as required by conditions 8, 9 & 11 of planning permission 2013/7379/P (dated 30/03/2015) for basement excavation with associated alterations, removal of rear conservatories, extension at 5th floor, replacement of dormer window with door, alterations to fenestration and conversion from 13 to 21 flats (7x1 bed, 12x2 bed, 2x3 bed).

Drawing Nos: 886/06 A; 885/18B; 885/21; J-1.00[] Solent Cycle Shelter - General arrangement; Cycle-Works Solent Shelter Range brochure; Picture of Solent Shelter; Tree protection fencing details The British Standards Institution 2012; Scanned picture of Anti-climb mesh fence; Letter dated 21/04/2017; Agent email dated 03/08/2017 waste management confirmation.

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



Informative(s):

1 Reasons for granting permission:

Condition 8:

Two large mature trees are located in the rear garden. The proposal is to protect the trees during construction works by installing a temporary fence at a distance of 8.2m from the rear boundary wall, which steps down to 5.8m towards the northern side of the site. The fence would be anti-climb mesh, securely held in place.

The details provided show tree stem guards to be constructed on 100x50mm treated timber framework with interior angle bracing as required and faced with 20mm thick shuttering ply to a height of 2.4m, for both trees. Each guard is to be free-standing with sufficient internal separation and would have no contact with the tree.

Trees officers confirmed that the tree protection details submitted are considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected during development in line with BS5837:2012.

Condition 9:

The bin storage area is located on the northern side of the application site, at approximately 10m from the front boundary wall, set back from property's front elevation. The location of the bins and the surrounding fencing has been agreed in the assessment of the parent application. As such, the bins would sit behind a brick wall fence of approximately 2.7m in height to match the existing brick, with painted metal gates.

It would store 2 large bins of 1000 litres, which would be taken out for collection and returned to the storage area by the individual occupants of the flats as and when required.

The details provided are considered acceptable and sufficient to discharge condition 9.

Condition 11:

The proposed cycle shelter will be located towards the rear of the application site on the northern side. The shelter has step free access along the boundary with no 53 Fitzjohn's Avenue. This would include 3 x Solent Cycle Shelters to accommodate 10 bikes each, 30 cycles in total. The shelter would have a height of 2050mm, width of 2200mm and length 4100mm for every 5 racks (10 bike spaces) covered and locked with sliding gates. The shelter is made of metal framing powder coated colour black with rear cloaking panels.

Transport officers consider the proposed cycle storage acceptable and recommend the condition is discharged.

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 2013.

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

As such, the proposed development is in general accordance with London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS11, CS15, CS18 and with London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP17 and DP26. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

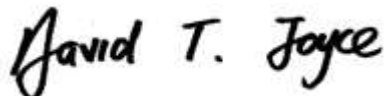
- 2 You are advised that conditions 4 and 6 of the parent application reference number 2013/7379/P, requiring details to be submitted to the local planning authority for approval, are yet to be discharged.

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  
Director of Regeneration and Planning