

Mr Enric Torner  
Torner Architects  
1 Wynyatt Street  
London  
EC1V 7HU

Application Ref: **2017/3773/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

7 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**77 Lawn Road**  
**London**  
**NW3 2XB**

Proposal: Details of tree protection methods required by condition 7 of planning permission 2016/1737/P, dated 05/06/2017 (for creation of basement to form additional living accommodation and 1x self- contained 1-bed flat; alterations to driveway and boundary; alterations/extensions to host building; associated works)

Drawing Nos: LWN\_L-P1; Arboricultural Method Statement (dated 01/09/2017)

The Council has considered your application and decided to grant permission

Informative(s):

1 **Reasons for granting**

The proposal seeks to discharge condition 7 of planning permission 2016/1737/P, dated 05/06/2017. Condition 7 requires details demonstrating how Tree T8 shall be protected during construction work to be submitted for approval.

The Arboricultural Method Statement and Tree Protection Plan have been revised



during the course of the application, in order to better reflect the details provided at the time of the original application, and specifically to provide clarification that, if tree roots are encountered, hand-dug construction methods will be employed in the space adjacent to Tree T8. The details are now considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 Policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

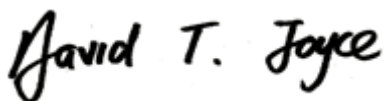
- 2 You are advised that condition 5 (hard and soft landscaping) remains outstanding. Application reference 2017/3767/P is currently pending determination.

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