

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

Application Ref: **2017/4063/P**  
Please ask for: **Nastassja Lazarus**  
Telephone: 020 7974

13 September 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 4 (building foundations and the layout) of ref: 2017/1426/P, dated 13/06/2017 for erection of single-storey rear extension.

Drawing Nos: Arboriculture Method Statement by Martin Dobson dated 04/04/2017, Tree Constraints Plan by Martin Dobson dated 27/03/2017, Foundation Design Dwg no's: NA/70/2016/A and NA/70/2016/B.

The Council has considered your application and decided to grant permission

Informative(s):

#### **1 Reasons for granting:**

The details submitted to discharge conditions 4 of planning permission 2017/1426/P, dated 13/06/2017 are considered to be sufficient to demonstrate that the trees on site will be adequately protected during the implementation of the approved scheme.



Details of the proposed foundations and an arboricultural report have been submitted. The Council's Trees and Landscaping Officer has assessed the details and confirmed that they are sufficient to demonstrate that the foundation type and layout will not adversely affect trees to be retained both on site and on neighbouring sites. Therefore, sufficient information has been submitted to Council to discharge condition 4 of planning permission 2017/1426/P, dated 13/06/2017.

Comments have been received from the Heath and Hampstead Society, although such comments are not considered to be relevant as they are regarding non-material planning issues (i.e. the Heath and Hampstead Society have misinterpreted the technical requirements of the condition wording). Sufficient details have been submitted as part of the application.

As such, the proposed details are in general accordance with the requirements of policy A3 of the Camden Local Plan 2017 and policy CS15 of the superseded Local Development Framework Core Strategy.

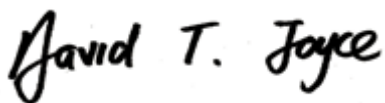
- 2 For your information all pre-commencement conditions relating to planning permission granted on 13/06/2017 (reference 2017/1426/P) have been discharged.

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