

Mr Edward Swift
Maich Swift Architects
8 Compton Terrace
London
N1 2UN

Application Ref: **2017/5225/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

26 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Ground Floor Flat
35 King Henry's Road
LONDON
NW3 3QR

Proposal:
Details of foundations (condition 4) and tree protection (condition 5) of planning permission 2017/2946/P dated 05/09/2017 for "External alterations including enlargement of rear window in existing flank wall extension, erection of garden room, refurbishment of rear balcony, and replacement of rear garden steps."
Drawing Nos: 114PL_A12_01; 114PL_C14_01; 114PL_L11_01; Letter from Maich Swift Architects dated 18/09/17

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



Informative(s):

1 Reason for granting approval:

Permission was granted for the erection of a garden room and replacement steps leading down to the rear garden.

Condition 4 requires details foundations and any other excavations to be submitted and approved to ensure that they do not harm the garden tree. The plans show the garden room will be founded on 6x small screw pile foundations, which will be hand augered.

Condition 5 requires details of general tree protection measures. The applicant has submitted a plan showing the extent and proposed protection around a construction exclusion zone.

The details have been assessed buy a Council Tree Officer and considered to be adequate to demonstrate that the tree will not be harmed by the development.

As such, the proposed details are in accordance with policies A2 and A3 of the London Borough of Camden Local Plan 2017 and conditions 4 and 5 can be discharged.

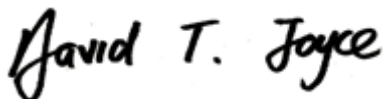
2 You are advised that all conditions relating to planning permission granted on 05/09/2017 (reference 2017/2946/P) which need details to be submitted, have been approved.

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