

Mr Daniel Leon
Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2016/6765/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

16 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
30A Thurlow Road
London
NW3 5PH

Proposal:
Details of tree protection and privacy screen required by conditions 6 and 12 of planning permission 2015/5409/P dated 22/06/2016 (for demolition of existing single storey house and erection of three storey house).

Drawing Nos: 1503 D 704; 1503_L_ 210 rev E; ADL/30THUR/APX-C4; Arboricultural impact analysis prepared by Skerratt dated 15/08/15; Arboricultural method statement prepared by Skerratt dated 15/08/15

Informative(s):

1 Reason for granting permission

There are 2 Limes within the street and two Pear trees (002 and 003) within the neighbouring garden (39 Rosslyn Hill). The details of tree protection include a hoarding around the street trees to protect them from damage during construction. Ground protection at the rear of the site would prevent damage by surface compaction (from site traffic/storage of materials) to trees 002 and 003. It is



possible that roots from both trees (002 and 003) will have spread into the footprint of the proposed development but these are unlikely to be of large diameter. Roots entering the excavation area will be cut cleanly, at their point of origin or flush with the face of the excavation at the point at which they enter the working area, with a sharp saw or loppers to minimise damage and promote rapid recovery. Where it is within the RPA of any retained tree, a protective membrane would be laid over the vertical face of the basement void prior to retaining wall construction to prevent leachate from curing concrete entering the root zones of retained trees and causing damage.

The Council's tree officer has reviewed the tree protection details and confirmed the submitted details are acceptable.

The privacy screen would be a slatted screen above the existing wall. The location, materials, size and detailed design of the screen are considered appropriate and would prevent unreasonable overlooking.

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

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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

As such, the proposed development is in general accordance policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

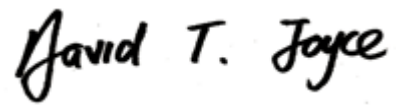
- 2 You are reminded that conditions 8B (SUDS evidence of implementation), 9 (biodiverse roof), 10 (internal water use), 11 (piling method statement), 14 (sustainable design measures), 15 (energy measures) of planning permission granted on 1/09/16 ref: 2015/5409/P are outstanding and require details to be submitted and approved. You are advised that details for condition 4 (windows and facing materials) have been submitted and that further details are required before this can 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