

Mr Tom Rutt
TR STUDIO
5.08, Clerkenwell Workshops
27-31 Clerkenwell Close
London
EC1R 0AT

Application Ref: **2017/5780/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

16 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Downshire Hill
LONDON
NW3 1NR

Proposal:
Details of Sustainable urban drainage system and tree protection measures as required by conditions 5 and 6 of planning permission 2014/2623/P dated 19/08/2015 for excavation of basement level and lightwell to side elevation of property

Drawing Nos: LLD622/02 (Rev A); Email dated 07/11/2017 from Tom Rutt including photographic evidence; Arboricultural Impact Assessment Tree Retention and Protection - Method Statement (dated 08/04/2014); 2176_01_P01_SuDS Scheme; 2176_05_001 Orrifice Plate 100_30

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

Informative(s):

- 1 It is noted that the Tree Protection Plan includes details of like-for-like replacement



planting for a silver birch tree that was removed without consent. The Council's Tree officer considers the replacement to be acceptable.

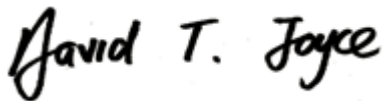
- 2 You are advised that all conditions relating to planning permission 2014/26234/P granted on 19/08/2015, which need details to be submitted, have been approved.
- 3 You are advised that any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, should be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar species, unless the local planning authority gives written consent to any variation.

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