

Application ref: 2017/6792/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 16 April 2018

Development Management
Regeneration and Planning
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DP9 Ltd
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Guilford Street
London
WC1N 1DZ

Proposal:
Details required by condition 20 (replacement tree planting) of planning permission 2014/6068/P dated 10/06/2015 (Erection of new hospital research building following the demolition of an existing computer facility).

Drawing Nos: SK_2348 0, Note Issued to Skanska, G&T and DP9 Rev 0 - 07.12.2017.

Informative(s):

1 Reasons for granting approval:

Fully detailed landscape drawings and details of the proposed species, size and age have been submitted. A Council Tree Officer has assessed the submitted details and is satisfied with the position and quality.

The proposed replacement tree is considered to be suitable for the site and position given the constraints of the site to accommodate new trees. One comment has been submitted from the chair of the Rugby & Harpur Residents Association querying the proposed position of the replacement tree, due to the influence of an

existing off site tree that overhangs the application site. Included in the previous consents (2014/6068/P and 2014/7837/T) was the proposed pruning of T8, an off-site cotoneaster tree and T5, an off-site tree of heaven back to the boundary. The Tree Officer has assessed alternative locations for the proposed tree and considers the proposed site to be most suitable. While space is limited, the proposed location of the replacement tree is considered suitable for the site and sustainable and is therefore acceptable

The full impact of the extent of the proposed development has been previously assessed. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

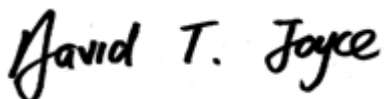
- 2 You are reminded that conditions 13, 14 and 16 of planning permission granted on 10/06/2015 (reference 2014/6068/P) are outstanding and require details to be submitted and approved.

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

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