

Mr Jon Evans
Metropolitan Development
Consultancy
66 Bickenhall Mansions
Bickenhall Street
London
W1U 6BS

Application Ref: **2017/4152/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

13 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
27 Aberdare Gardens
London
NW6 3AJ

Proposal:

Details of tree protection measures as required by condition 10 of planning permission 2015/0483/P dated 26/06/2015 for the excavation of a single storey basement extension, single storey rear extension, and single storey rear outbuilding.

Drawing Nos: Arboricultural Report Ref: 1-38-3544/D (prepared by John Cromar's Arboricultural Company Limited, dated 12/07/2017).

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

Informative(s):

- 1 The proposal seeks to discharge condition 10 of planning permission 2015/0483/P, dated 26/06/2015. Condition 10 required details demonstrating how trees to be retained shall be protected during construction work to be submitted for approval.

The Council's Tree Officer has reviewed the information contained within the



submitted arboricultural report and is satisfied that the tree protection details are sufficient to demonstrate that the trees to be retained will be adequately protected from damage throughout development in line with BS5837:2012. The information is considered sufficient to discharge the condition.

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

The proposed development is in general accordance with Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are advised that conditions 4 (sustainable urban drainage system), 5 (green roof), 6 (chartered engineer), 8 (cycle storage) and 11 (replacement tree planting and landscaping) remain outstanding.

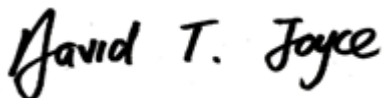
Application references 2017/4148/P (condition 6), 2017/4149/P (condition 8), and 2017/4696/P (condition 4) are currently pending consideration.

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