

Application ref: 2018/4401/P  
Contact: Jonathan McClue  
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Date: 24 December 2018

**Development Management**  
Regeneration and Planning  
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Gerald Eve  
72 Welbeck Street  
London W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Stephenson House**  
**75 Hampstead Road**  
**London NW1 2PL**

Proposal:

Details required by part of condition 8 (tree protection for the demolition phase only) of planning permission ref 2018/0663/P dated 02/07/2018 (for Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 for extensive refurbishment of building and extensions to create office, flexible office/healthcare, retail, café and 17 residential units and associated works)

Drawing Nos: Arboricultural Method Statement for the Demolition of Stephenson House dated 08/08/18 and email dated 05/12/2018 from Caroline Keane.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approval:

An Arboricultural Method Statement has been submitted to partially discharge tree protection details for the demolition phase of the development only.

The Council's Tree and Landscape Officer has confirmed that the details submitted are sufficient to demonstrate that the trees to be retained on

neighbouring sites will be adequately protected throughout the demolition stage of the development. With regards to the proposed pruning of the trees on the highway under Transport for London (TfL) ownership, the pruning is in line with the statutory minimums over a highway of 5.5m. The proposed pruning of the trees appears to be in order to comply with the Highways Act and to facilitate the delivery of materials and access. The proposed details have demonstrated that the development would not have an adverse effect on existing trees and would maintain the character and amenity of the area

You are advised that TfL were formally consulted on the application as Hampstead Road and the mature trees on the pavement are in their ownership. Their initial consultation response stated that it is desired for the applicant to find an alternative methodology to avoid pruning and unless the reasons for pruning are robustly justified, it would not be supported by TfL. Following further consultation with TfL, they confirmed that since the formal planning response a section 278 has commenced and their arboriculture team agreed to the applicant's schedule of tree works. Therefore, an updated response recommended that the planning condition be discharged.

The full impact of the proposed development has already been assessed. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

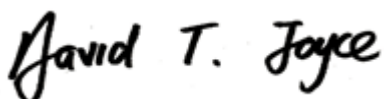
- 2 You are reminded that conditions 3 (details), 5 (screening), 6 (landscaping), part 8 (tree protection during construction), 13 (waste), 14 (cycle parking), 18 (waste), 20 (contamination), 21 and 22 (sound insulation), 23 (plant), 26 (biodiversity), 27 (lighting statement), 28 (solar panels), 29 (green roof), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 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 paragraph 38 of the National Planning Policy Framework 2018.

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