

Ms Harriet Bartlett
C.F. Moller Architects
Metropolitan Wharf Building, Unit G
70 Wapping Wall
London
E1W 3SS

Application Ref: **2019/0029/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

8 January 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
The Danish Church
4 St Katharine's Precinct
London
NW1 4HH

Proposal: Variation to wording of condition 4 (tree protection) of planning permission 2018/2186/P (dated 17/07/2018) to allow for staged discharge of details.

Drawing Nos: Application form

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.4 of planning permission 2018/2186/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

Prior to :

- a. the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing;



b. the commencement of any works (including preparatory works) related to the piling of the ground source boreholes, details and a methodology of how trees would be protected during the related works and subsequently by any subterranean cables/conduits/trunking runs, shall be submitted to and approved by the local planning authority in writing.

All such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting non-material amendments:

The planning permission grants consent for various works to the building and temporary removal of parts of the Albany Street wall as well as the installation of ground source heat pump cores in the land around the building. The construction and preparatory works have the potential to have an impact on the health of existing trees unless properly carried out.

The applicant has advised that the tree protection details of relevance to the heat pump piling will not be known until a ground source heat pump contractor is engaged in a few months time. In order to enable other site works to proceed, which are unrelated to direct intervention in the soil for the heat pump piling, it is proposed to split the tree protection condition into two distinct parts.

The change in wording will secure the same details as the original condition, but will allow flexibility in timing. The changes will have no material impact on the intent or controls of the original condition, nor on the planning permission itself. The proposals are therefore considered acceptable as a non-material change to the wording of condition 4.

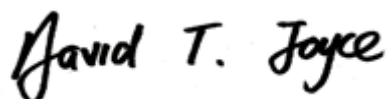
Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2 You are advised that this decision relates only to the trigger point by which details of the tree protection measures are required as set out in the description and in the application form and shall only be read in the context of the substantive permission granted on 17th July 2018 under reference number 2018/2186/P and is bound by

all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning

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