

Application ref: 2019/1008/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 2 April 2019

Development Management
Regeneration and Planning
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KSR Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

36 Avenue Road
London
NW8 6HS

Proposal:

Details of tree protection measures (condition 4) and hard and soft landscaping measures (condition 8) of planning permission 2015/3328/P dated 4th May 2016 (for demolition of the existing single family dwelling house and replacement with a three storey detached house with two storey basement with associated hard and soft landscaping.)

Drawing Nos: 2627-11091revA and Arboricultural Method Statement by Landmark Trees (KSR/36AVR/AMS/01)

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

Informative(s):

1 Reasons for granting approval:

Condition 4 of planning permission 2015/3328/P requires details of how trees will be protected during construction work. The applicant has submitted an arboricultural method statement including proposed Tree Protection Barriers to be erected around the trees using scaffold poles. The tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012.

Condition 8 requires the submission of details of hard and soft landscaping. The details that the applicant has submitted are considered to be of high quality design and suitable for the site. A broad range of trees and plants are proposed as such the proposed planting is considered to enhance the biodiversity of the site and to be an improvement on the existing situation.

The details meet the requirements of 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.

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 2019.

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, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer