

Application ref: 2019/1505/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 8 April 2019

Development Management
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RPS
140 London Wall
London
EC2Y 5DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

59 Maresfield Gardens
London
NW3 5TE

Proposal:

Details of tree protection measures required by condition 12 of planning permission granted on 26/08/2016 under reference 2015/3506/P for the erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling.

Drawing Nos: Arboricultural Method Statement ref: LOM/59MG/AMS/01a dated 11/03/2019.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission:

Details have been submitted to demonstrate how trees to be retained shall be protected during construction work. The Council's Trees and Landscaping Officer has assessed the information and confirmed the details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012, and that condition 12 can be discharged.

The full impact of the proposed development has already been assessed during the determination of the original permission (reference 2015/3506/P). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are reminded that conditions 3 (samples of materials), 4 (hard and soft landscaping) and 15 (evidence of internal water use) of planning permission granted on 26 August 2016 (reference 2015/3506/P) are outstanding and require details to be submitted and approved.

Details relating to conditions 7 (SUDS) and 14 (energy statement) have been submitted and are currently under consideration.

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