

Application ref: 2019/0914/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Date: 25 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**70 Elsworthy Road**  
**London**  
**NW3 3BP**

Proposal: Details of replacement tree planting to discharge condition 6 and details of protection measures for retained trees to partially discharge condition 8 (with confirmation of a pre-commencement meeting with the LPA Tree Officer reserved) of planning permission 2015/4684/P, dated 23/08/2016 (for erection of replacement dwelling with basement following demolition of existing dwelling, associated works)

Drawing Nos: Cover letter, dated 14/02/2019; Plant Schedule (undated); Phase II Arboricultural Impact Assessment (dated 12/05/2015); Landscaping Design (undated)

The Council has considered your application and decided to grant permission

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge condition 6 (Replacement tree planting) and partially discharge condition 8 (Protection of retained trees) of planning permission 2015/4684/P, dated 23/08/2016.

Condition 6 requires details of replacement tree planting (including details of

replanting species, position, date and size, where applicable) to be submitted to and approved by the local planning authority prior to the commencement of works. The details that have been provided have been reviewed by the Council's Tree Officer and are considered to be acceptable. This condition can therefore be discharged.

Condition 8 requires details to be provided to demonstrate how trees to be retained shall be protected during construction work. The details that have been provided have been reviewed by the Council's Tree Officer and are considered to be acceptable.

The second part of condition 8 requires a meeting to be held between the appointed arboriculturalist and the LPA's tree officer to ensure all tree protection measures are in place and the eastern line of excavation within RPAs has been carried out as referred to in the condition. As this meeting cannot take place until the excavation has been undertaken (i.e. post-commencement), condition 8 can be part-discharged. Once this meeting has taken place, confirmation will need to be provided in writing to the LPA to fully discharge the planning condition.

The discharge of condition 6 and the part discharge of condition 8 will mean that all pre-commencement conditions have been discharged for the purpose of allowing development to commence.

The proposed development is in general accordance with 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.

- 2 You are advised that all conditions relating to planning permission 2015/4684/P (dated 23/08/2016) which need details to be approved prior to the commencement of development, have been discharged sufficient to allow the commencement of development.

The second part of condition 8 requires a meeting to take place between the appointed arboriculturalist and the LPA's tree officer to ensure all tree protection measures are in place and the eastern line of excavation within RPAs has been carried out as referred to in the condition. This meeting will need to take place once the eastern line of excavation has been carried out.

Condition 2 requires drawings / samples of materials to be submitted before the relevant part of the work is begun; condition 4 requires plans to be submitted showing the location and extent of photovoltaic cells to be submitted prior to first occupation of the building; condition 5 requires details of the green roof to be provided prior to first occupation of the building; and condition 13 requires evidence to be provided of maximum internal water use prior to first occupation of the building.

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 centered on the page.

Daniel Pope  
Chief Planning Officer