

Application ref: 2019/1479/P  
Contact: Gavin Sexton  
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Date: 17 May 2019

**Development Management**  
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69-77 Paul Street  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Vicarage**  
**4 St Katharine's Precinct**  
**London**  
**NW1 4HH**

Proposal: Details of tree protection and landscaping as required by conditions 4a and 5 respectively of planning permission 2018/2186/P dated 17/07/2018 (as amended by 2019/0029/P dated 08/01/2019) for 'works of refurbishment to Church and Hall (abbreviated)'

Drawing Nos: Prefix 85331-CFM-90-: 130 Existing Plan and Tree Removal revB, 131 Proposed General Arrangements Plan revB, 132 Levels Plan revB, 133 Tree Protection Plan revB, 500 West Terrace details revA, 501 East Terrace details revA, 600 Pathway Edge and Temporary Post Detail revB, DOC-900 3-Year Landscape Maintenance Plan March 2019, SCH-900 Planting Schedule. March 2019.

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Condition 5 requires full details of hard and soft landscaping and means of enclosure, location, species and size of three trees as replacements for T2, T9, T17 and a scheme of maintenance for three years from the time of planting,

and finally any proposed earthworks including grading, mounding and other changes in ground levels.

The submitted details are consistent with the principles of the approved scheme. The planting bed is generously sized and retains a significant area of lawn. A number of replacement trees are proposed including a hawthorn to replace the holly. The proposed landscaping will enhance the biodiversity of the site and is considered to be high quality and appropriate for the site. The maintenance plan demonstrates the planting scheme will be sustainable.

The new patio areas within the curtilage of the church will be finished in atlantic blue limestone, with stone copings and mild steel handrails in a simple form. The proposed materials are in keeping with the simple unadorned style of the church and are acceptable.

The tree protection details demonstrate how the retained trees would be protected during the works of construction. Further details of tree protection measures are required to address the later piling works to install the ground source heat pumps and associated infrastructure.

Overall the proposed details would preserve the setting of the listed building and the character and appearance of the conservation area. As such, the submitted details are considered acceptable and are in accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that part b of condition 4 (tree protection details) requires further details to be submitted and approved prior to the commencement of any works (including preparatory works) related to the piling of the ground source boreholes.

You are advised that a concurrent application is under assessment for details of condition 6 (chartered engineer).

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



Daniel Pope  
Chief Planning Officer