

Application ref: 2019/2693/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 17 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Gibberd Limited  
Frederick Gibberd Partnership  
117-121 Curtain Road  
LONDON  
EC2A 3AD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Cambridge House**  
**373-375 Euston Road**  
**London**  
**NW1 3AR**

Proposal:

Details of trees protection to discharge Condition 5 (trees) of 2017/7079/P dated 13/02/2019 for: Change of use from offices (Class B1a) and car showroom (Sui Generis) to education use (Class D1) and associated works (refurbishment, a two storey extension, lowering of basement and creation of a terrace).

Drawing Nos: 672-PPA-00-00-DR-A-3101 Rev P01; 1264-KC-XX-YTREE-TPP01 Rev 0; Arboricultural Method Statement (1264-KC-XX-YTREE-Method Statement-Rev 0) dated May 2019.

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

Informative(s):

#### **1 Reasons for approval:**

An Arboricultural Method Statement has been submitted to discharge tree protection details.

The Council's Tree and Landscape Officer has confirmed that the details submitted are sufficient to demonstrate that the trees to be retained on neighbouring sites will be adequately protected throughout the development. With regards to the proposed pruning of the tree on the highway under Transport for London (TfL) ownership, the pruning is in line with the statutory minimums over a highway of 5.5m. The proposed pruning appears to be in order to comply with the Highways Act and to facilitate the delivery of materials and access. The proposed details have demonstrated that the development would not have an adverse effect on existing trees and would maintain the character and amenity of the area

You are advised that TfL will need to be formally consulted on the works as Euston Road and the mature tree on the pavement are in their ownership. Their permission will be required. A section 278 agreement might need to be agreed with TfL, which would include any schedule of tree works.

The full impact of the proposed development has already been assessed. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (details and materials), 8 (cycle parking), 9 (waste), 10 (piling method statement), 11 (basement engineer), 16 (PV), 17 (Sound insulation), 18 (air source heat pumps), 20 (green roof), 21 (mechanical ventilation), 22 (NO2 scrubbing system), 23 (air quality monitors) and 24 (SUDS) of planning permission 2017/7079/P dated 13/02/2019 are outstanding and require details to be submitted and approved.
- 3 You are advised that TfL will need to be formally consulted on the works as Euston Road and the mature tree on the pavement are in their ownership. Their permission will be required. A section 278 agreement might need to be agreed with TfL, which would include any schedule of tree works.

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