

Application ref: 2019/3519/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 2 August 2019

**Development Management**  
Regeneration and Planning  
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Lisa Shell Architects Ltd  
Unit EG2 Norway Wharf  
24 Hertford Road  
London  
N15QT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land adjacent to 23 Carol Street  
London  
NW1 0HT**

Proposal:

Details of tree protection required by condition 5 of planning permission 2017/5590/P dated 05/07/2018 for 'Erection of a three storey plus basement building to provide live-work unit (Class Sui Generis) comprising artist's studio with 2 bedroom flat (Sui Generis)'. Drawing Nos: CRL/SP/D/101/F; Arboricultural Supervision Report: Summary Of Findings for Root Investigation Trial Trench prepared by Marcus Foster dated 8th July 2019; Arboricultural Method Statement prepared by Marcus Foster dated 2nd October 2018; Cover letter prepared by Lisa Shell Architects dated 9th July 2019

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

Condition 5 (tree protection details) was previously discharged on 25/03/2019 under planning ref: 2018/4819/P. This application seeks to re-discharge condition 5 with a reduced construction exclusion zone (CEZ). The submitted arboricultural report states that a second trial pit has shown that there are no roots from the protected trees within the adjacent St. Martin's Gardens. As

such the application seeks to move the line of the tree protection fencing and reduce the CEZ area. The findings of the Arboricultural Supervision Report has been reviewed by the Council's tree officer. It is accepted that the tree protection could be moved back in line with the edge of the second trial pit without causing damage to the trees. The development would therefore not have an adverse effect on existing trees and would maintain the character and amenity of the area.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawings), 4 (brick sample panel), 10 (verification report of remediation measures), 11 (sustainable design), 12 (energy measures) and 13 (tree replacement) of planning permission granted on 05/07/2018 ref: 2017/5590/P are outstanding and require details to be submitted and approved.

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