

Application ref: 2017/7059/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 16 September 2019

Development Management
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James Gorst Architects
16a Crane Grove
London
N7 8NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**The Garden House
Vale of Health
London
NW3 1AN**

Proposal:

Details of tree protection required by condition 7 of planning permission dated 10.10.16 ref 2016/2600/P (for Various alterations and extensions to existing dwelling house, including erection of a front roof dormer with 2 windows and a rear roof dormer extension; replacement and installation of new windows to all elevations, relocation of chimney to flank wall, re-cladding with slate on all elevations and roof; removal of part of eastern embankment and raised terrace to provide ground floor verandah with terrace above at first floor level; installation of timber cladding on outhouse).

Drawing Nos: EX-GA-050 rev T1, PR-GA-050- rev T3 (dated 29.1.19 and marked 'drainage note added'); L005-tree planting pit landscape detail- Nyssa Sylvatica by MFoster Nov 2018; Arboricultural Method Statement dated 7.12.18 ref AMS/MF/0113/18 by Marcus Foster; Tree and Landscape report dated 12.12.17 ref AR/MF/053/17 by Marcus Foster; tree protection plan T007

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

Informative(s):

1 Reasons for approval-

The arboricultural report is considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012. The details will ensure the preservation of the landscaped character of the conservation area as well as the public realm as viewed from the Heath.

The full impact of the proposed development has already been assessed.

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

- 2 You are advised that the application submitted to discharge condition 8 (permeable paving and SUDS) of planning permission ref 2016/2600/P dated 10.10.16 is being currently assessed.

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 light blue rectangular background.

Daniel Pope
Chief Planning Officer