

Application ref: 2019/5780/P
Contact: Jonathan McClue
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Date: 13 February 2020

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Gerald Eve LLP
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Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal:

Partial discharge of Condition 8 (tree protection), for the construction phase of the development, of 2018/0663/P granted on 02/07/2018 for refurbishment and extensions of existing office building together with 17 residential flats.

Drawing Nos: Arboricultural Method Statement dated 26th September 2019 Revised on 10/2/20 and Tree constraints plan 10/02/2020 Rev A.

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

Informative(s):

1 Reasons for approval:

Tree protection details were partially discharged for the demolition phase of the development under 2018/4401/P dated 24/12/2018. An Arboricultural Method Statement and plan has been submitted to provide the construction phase 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.

Transport for London (TfL) were formally consulted on the application as Hampstead Road and the mature trees on the pavement are in their ownership. They made two suggestions in their comments, which were followed up by the applicant in revised documents.

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), 5 (screening), 6 (landscaping), 14 (cycle parking), 21 and 22 (sound insulation), 23 (plant), 26 (biodiversity), 27 (lighting statement), 28 (solar panels), 29 (green roof), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 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