

Application ref: 2019/5441/P
Contact: Obote Hope
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Date: 16 February 2020

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Firstplan
Bramah House
65-71 Bermondsey Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
13 Woodchurch Road
London
NW6 3PL

Proposal: Details of condition 5 (replacement tree), condition 7 (landscaping) required by planning permission 2019/2851/P dated 19th September 2019: for the erection of a single storey ground floor rear extension, reconstruction of existing lean-to conservatory and installation of a rear ground floor terrace; including, new storage facility to the front elevation infilling of the lightwell, installation of rooflights to the existing building structure an installation of 2 x air condenser units to the rear of the building all associated with the increase of the capacity of the nursery from 80 to 100 pupils.

Drawing Nos: 003 REVA; 3661 REVE; 203 REVA; T001; Product data sheet, Namgrass product specification sheet and Covering letter commissioned by First Plan dated 24th October 2019.

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

Informatives:

1 Reasons for granting permission:

Condition 5 requires details of the replacement trees to the rear garden to ensure they are suitable replacements in terms of their size, visual amenity and quality. The proposed *Corylus colurna* is a large tree, which is native to South East Europe and South West Asia. The crown is columnar when young broadens with age, forming a beautiful pyramidal shape as a replacement of

the damaged tree in the rear garden with a girth stand of approximately 12-14cm.

The *Nyssa sylvatica* is an ornamental conical slow growing tree with a girth stand of approximately 12-14cm. Full details of the tree planting pits have also been provided and the proposed planting is considered appropriate including the maintenance plan that was submitted would ensure its long term success of the proposed tree. The details have been agreed by the Landscaping Officer and is considered appropriate that would be in accordance with BS8545:2014.

Condition 7 requires details of new landscaping arrangement of the built and unbuilt areas. The rear landscaping features have been revised to incorporate various areas of soft landscaping with rocky terrain area, raised, fixed and potted planting areas that are considered to be suitable for the site. No changes to the rear boundary treatment are proposed.

To the front elevation the views of the proposed storage facilities would have minimal impact on the building and the wider area. Given that the bin store would be secluded at the corner of the front garden shielded by mature tree, Officers are satisfied that the detail submitted would be in accordance with condition 7.

The Council's Tree Officer has assessed the submitted document and is satisfied with the proposed statement and scheme. No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposed planting and landscaping arrangement would ensure that the development is high quality in terms of visual amenity and will improve the biodiversity value of the site. As such, the details accord with policies A5, D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/2851/P dated 19.07.2019 which need details to be submitted, have been 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

