

Application ref: 2019/6177/P  
Contact: Emily Whittredge  
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Date: 14 February 2020

**Development Management**  
Regeneration and Planning  
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Orcadian Planning  
Windy Nook  
London  
Rickmansworth  
WD3 5JB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**33 Belsize Avenue**  
**London**  
**NW3 4BL**

Proposal:

Details of tree protection and appointment of engineer as required by conditions 4 and 7 of planning permission dated 27/03/2019 ref. 2018/1045/P for Excavation and infilling of lower ground floor rear terrace to form a rear extension with associated lightwell, removal of a vehicle entrance at front, and associated front boundary wall alterations and landscaping.

Drawing Nos: Arboricultural Method Statement (Landmark Trees 17th October 2019), Covering letter (Orcadian Planning, 09 December 2019), Membership Certificate for Samuel Brian Stacey (Institution of Structural Engineers).

Informative(s):

- 1 You are reminded that condition 5 (details of hard and soft landscaping) of planning permission granted on 27/03/2019 ref. 2018/1045/P is outstanding and requires details to be submitted and approved.
- 2 Reasons for approving the details.

Condition 4 required the submission of details relating to tree protection during the development, while Condition 7 required details of the appointment of an

engineer for the basement construction works. The applicant has provided a tree protection method statement, and details of the appointed engineer.

The arboricultural method statement has been reviewed by the Council's tree officer who is satisfied that the details demonstrate that the trees will be adequately protected during the works.

The applicant has provided written confirmation of the engineer's appointment and evidence of their qualification. The relevant engineer is appropriately qualified, and their appointment satisfies the requirements of Condition 7.

An interested party at 129 South End Close commented that the plants removed by the applicant should be reused by the Council. This is not a matter that can be considered within the remit of this application for approval of details. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on any aspect of the development.

As such, the proposed details are in general accordance with the requirements of policies A2, A3 and A5 of the London Borough of Camden Local Plan 2017. The details also accord with the London Plan 2016 and the National Planning Policy Framework 2019.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer