

Application ref: 2020/3527/P
Contact: Josh Lawlor
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Date: 30 September 2020

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Mrs Julia Gosman
38 Well Walk
Hampstead
London
NW3 1BX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Vine House
Hampstead Square
London
NW3 1AB

Proposal:
Details for Condition 3 (appointed engineer) and Condition 4 (tree protection and pruning measures) for planning permission ref. 2020/0601/P granted 23/07/20 for excavation to extend the current basement to match footprint of ground floor.

Drawing Nos: Location Plan, Approved Basement layout 20/04/2020, Letter from appointed Chartered Engineer dated 05/02/2020, 003-Conveyor belt/hoarding plan, 004-Conveyor belt/hoarding elevation, Photo to show corresponding boundary where conveyor belt will reach over boundary wall, Arboriculturalist report addendum

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Details of the qualified chartered engineer required by condition 3 have been submitted. The appointed engineer is a member of the Institution of Structural Engineers which is a required qualification for matters of land stability. The Council is therefore satisfied with the appointment with respect to safeguarding

the appearance and structural stability of neighbouring buildings and the character of the immediate area.

A detailed pruning specification has been provided in relation to the locational requirements of the conveyor belt. The specification states that 'pruning of low branch (crown lift) T2, T3, T4 if required' and notes that 'the conveyor belt apparatus can be adjusted southwards as an alternative to ensure branch contact is avoided'. The Councils Tree and Landscaping Officer confirms that the pruning specification and the conveyor belt location are acceptable.

The details are in accordance with policies A5, A3, D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2020/0601/P granted on 23/07/20 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment