

Application ref: 2020/5024/P  
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Date: 9 February 2021

**Development Management**  
Regeneration and Planning  
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Beasley Dickson Architects  
12-20 Baron Street  
London  
N1 9LL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**West Lodge**  
**190 Euston Road**  
**London**  
**NW1 2EF**

Proposal: Details of decking and excavations so far as these effect the existing onsite trees as required by condition 5 of planning permission 2020/1388/P dated 22/09/2020 for works to external space.

Drawing Nos: 068\_PL20; 068\_PL21; Planning Statement; Tree Impact Plan; Arboricultural Report and Impact Assessment dated 3rd February 2021; Letter dated 29/10/2020;

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

Informative(s):

1 Reason for granting approval:

Condition 5 - requires details of the decking and excavations as well as details to show how the trees would be retained and protected. New timber decking is proposed to be installed on a timber frame supported on ground screws and decking pedestals. The decking is Yellow Balau Hardwood and the details of the decking are considered acceptable.

The submitted method statement describes how the installation of the ground screws within the soft landscaped area which intersects with the root protection zone of the tree under the preservation order will be carried out. The decking foundation screws, frame and finish are to be constructed as an independent structure of the tree within the site. The tree protection details and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained and will be adequately protected throughout development in line with BS5837:2012. The tree officer has agreed that the trees would be adequately maintained.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposal is in general accordance with policies A1, A2 and A3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, The London Plan Publication Version 2020 and the National Planning Policy Framework 2019.

- 2 You are advised that all conditions relating to planning permission 2020/1388/P granted on 22/09/2020 which needed 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer