

Application ref: 2021/0618/P  
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Date: 29 March 2021

**Development Management**  
Regeneration and Planning  
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Coppin Dockray Architects  
56 Highpoint  
North Hill  
London  
N6 4AZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Studio House**  
**5 A Templewood Avenue**  
**London**  
**NW3 7UY**

Proposal:

Details required by conditions 5 (tree protection measures) and 6 (details of foundations) of planning permission ref. 2019/5675/P (dated 23/04/2020) for Refurbishment of single dwelling house including replacement of first floor extension; front extension; and landscaping and boundary alterations

Drawing Nos: Cover letter dated 08/02/21; Arboricultural & Planning Impact Integration Assessment Report (13.11.2019); Tree Survey Plan, Rev 2, (Feb 2020); Arboriculturalist Site Note (16.03.20); WCEL/PEW/TPP1/Rev1 Tree Protection Plan (07.02.2021 by WCEL); Temporary Access Platform Plan over RPA (07.02.2021 by WCEL); Temporary Access Platform Plan over RPA crop (07.02.2021 by WCEL); Tree Protection Method Statement, including the Schedule of Arb. Supervision (07.02.2021 by WCEL); 219003-GA-C100-T7 Underground drainage; 219003-DRG-S100-GS-T5 Proposed ground Floor Plan; 219003-DRG-S500-DET-T1 Proposed ground Floor Details; 1803-D-950-C1 Incoming Services; TWA-JKP-00-00-DR-ME-1000-RevT2 External Services

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

Informative(s):

1 Reasons for granting -

The tree protection details and schedule of monitoring are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development.

The new building foundations to the Master Bedroom extension were excavated under the supervision of the arboriculturalist to assess if any roots were present from the oak tree on the adjacent site. The full excavation was carried out as part of the investigation as requested by the tree officer.

The engineering drawings show existing drains would remain unchanged and the foundations have been designed appropriately to avoid an impact on the oak tree.

The Council's Tree officer has been consulted on the details and recommends discharge of both conditions.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The proposed details are in general accordance with policies A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies SD2, SD4, SD5, BGI1 and BGI2 of the Draft Redington Froggnal Neighbourhood Plan (2020).

- 2 You are reminded that condition 4 of planning permission ref. 2019/5675/P is outstanding and requires 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