

Application ref: 2021/1131/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Email: [Matthew.Dempsey@Camden.gov.uk](mailto:Matthew.Dempsey@Camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**15 Wedderburn Road  
London  
NW3 5QS**

Proposal: Alterations to tree protection plan, as an amendment to planning permission ref. 2017/1006/P dated 15/03/2018 (for Change of use from three residential flats to two residential flats; extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment).

Drawing Nos:

Superseded plans- BS5837 Tree survey AIA & AMS ref 17238/A2\_AIA\_Rev.A, tree protection plan ref 13891/TPP/01 Rev A.

Revised plans- Trees and Construction BS5837 Method Statement by Indigo Surveys Ltd dated July 2021 ref 13981.21/A1\_AMS, Tree Protection Plans refs 13891.21/TPP/01 and 13891.21/TPP/02

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, conditions no. 2 and 7 of planning permission 2017/1006/P dated 15/03/2018 shall be replaced with the following conditions:

## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

001 P2, 002 P2, 003 P3, 004 P5, 009 P2, 010 P2, 011 P3, 012 P3, 013 P2, 021 P1, 031 P1, 032 P1, 033 P1, 098 P3, 099 P5, 100 P6, 101 P4, 102 P5, 103 P5, 201 P2, 301 P4, 302 P4, 303 P4, 610 P1, 611 P1; Trees and Construction BS5837 Method Statement by Indigo Surveys Ltd dated July 2021 ref 13981.21/A1\_AMS, Tree Protection Plans refs 13891.21/TPP/01 and 13891.21/TPP/02; Area Schedule, Ground Movement Analysis J13235/HD/01, Construction Management Plan Rev O, Site Investigation and Basement Impact Assessment Report J13235, Construction Method Statement 23569 Rev B, Independent Assessment of Basement Impact Assessment LBH 4237.

Reason: For the avoidance of doubt and in the interest of proper planning.

## REPLACEMENT CONDITION 7

Prior to the commencement of works on site, tree protection measures shall be installed in accordance with the Indigo Surveys Ltd Trees and Construction BS5837 Method Statement dated July 2021 ref 13981.21/A1\_AMS and Tree Protection Plans refs 13891.21/TPP/01 and 13891.21/TPP/02. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with these approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

### Informative(s):

#### 1 Reason for granting approval-

The approved tree protection plan and method statement did not fully take into account the outline of the approved basement and showed a tree protection zone over a corner of the basement at the front of the property. This tree protection zone would prevent the construction of the approved basement in this location and was shown in error. The tree protection plan and method statement have been amended to accurately depict the outline of the approved basement, and the tree protection zone has been reduced in size. The revised method statement also includes details of how the tree protection works will be phased to coincide with the relevant phase of construction. The Council's Tree and Landscape Officer has reviewed the revised documents and considers the proposed amendments to be acceptable.

An objection was received from the Heath and Hampstead Society which requested the provision of tree and root protection details for the surrounding street trees. Such details were not required to be provided as part of the original

application, and are not relevant to the assessment of this application.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2017/1006/P dated 15/03/2018. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out above and within the submitted documents and shall only be read in the context of the permission granted under 2017/1006/P dated 15/03/2018 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer

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