

Application ref: 2022/2559/P  
Contact: Alex Bushell  
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Date: 28 June 2022

**Development Management**  
Regeneration and Planning  
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Leigh & Glennie Ltd.  
6 All Souls Road  
Ascot  
SL5 9EA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Northgate**  
**North End Avenue**  
**London**  
**NW3 7HP**

Proposal:

Details required by condition 4 (tree protection) of planning permission ref 2021/2304/P, dated 07/04/2022 for : "Replacement of existing rear conservatories, new windows at the rear, front and side elevations, new front porch and associated works"

Supporting Information: Arboricultural Impact Assessment dated 5th May 2021 (ref: jwmb/rpt1/northgate/AIAAMS; Note from Leigh & Glennie Ltd, dated 15/6/22; Schedule of monitoring (update to AIA)

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

- 1 Reasons for approving details  
Condition 4 was imposed to ensure sufficient monitoring was undertaken throughout the build process given the proximity of the development to trees that make a contribution to the character and appearance of the conservation area. The updated 'schedule of monitoring' provides the necessary undertakings to safeguard the long term health of the trees. The applicant is

reminded that condition 4 of planning permission ref 2021/2304/P requires that the development be undertaken in accordance with the details thus 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 2021.

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