

Application ref: 2021/5698/P
Contact: Fergus Wong
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Date: 6 September 2022

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96 Westbourne terrace
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
107 Fordwych Road
London
NW2 3TL

Proposal: Details of a replacement tree required by condition 4 (landscaping) of planning permission 2021/0793/P dated 02/06/2021 (for the erection of a single storey rear extension and green roof).

Drawing Nos: 2028-E000; 2028-P001; Invoice from Barcham dated 04/08/2021

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

Informative(s):

1 Reasons for granting permission (Delegated):

Condition 4 of planning permission 2021/0793/P dated 02/06/2021 (for the erection of a single storey rear extension and green roof) required the submission of details of a replacement tree.

The Council's Tree Officer has reviewed the submitted details, showing a proposed replacement Magnolia Spectrum tree, planted towards the centre of the rear garden as shown on the approved proposed plans within the original permission, and considers the proposed replacement tree appropriate in terms

of its positioning and species.

The full impact of the proposed development has already been assessed. The proposed details would ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

The submitted details are therefore found to be in accordance with the requirements of policies A2, A3, and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that condition 3 of planning permission reference 2021/0793/P dated 02/06/2021 requiring the approval of details of living roof is currently pending consideration. No other conditions from this permission require discharging.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer