

Application ref: 2022/1856/P
Contact: Nora-Andreea Constantinescu
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Date: 9 September 2022

Development Management
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Egg Group
Ambition Broxbourne Business Centre
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undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
5A Back Lane
London
Camden
NW3 1HL

Proposal:

Details of building foundations as required by condition 5 of planning application 2021/0544/P dated 25/11/2021 for Extensions and alterations to existing dwelling including partially raising and reshaping roof, replacement of the lower ground floor conservatory, replacement glazed stair link at first floor level, replacement of existing terrace structure, replacement air conditioning and replacement terrace screening.

Drawing Nos: 31177/SK/011; Cover letter 04/04/2022.

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

Informative(s):

1 Reasons for approving the details:

Condition 5 of planning application 2021/0544/P dated 25/11/2021, requires details of the design of building foundations within the root protection area of T11 (birch tree).

Details have been submitted which show the foundation of the approved extension at an appropriate distance from the birch tree. The external paving towards the tree would be on pedestals which would protect the trees' roots and its wellbeing long term.

Tree officers have reviewed the details provided and confirmed they demonstrate the foundations would not be harmful to the retained birch tree and are sufficient to discharge this condition.

One objection has been received and this relates to the vehicular access in association with construction works subject to parent planning application (2021/0544/P). The neighbour concerns have been acknowledged and dealt with by highway engineers and transport planning officers.

The full impact of the proposed development has already been assessed. The proposed details would not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.

As such, the proposed development is in general accordance with policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 6 and 8 of planning permission ref 2021/0544/P dated 25/11/2021 are outstanding and require 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 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 blue rectangular background.

Daniel Pope
Chief Planning Officer