

Application ref: 2022/3262/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 21 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Cadmonkies
Studio ONE
19 Westminster Croft
Brackley
NN13 7ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**91 Fitzjohn's Avenue
London
Camden
NW3 6NX**

Proposal:

Details pursuant to condition 4 (replacement tree planting) of planning permission ref. 2020/3139/P (granted 21/10/2020) for Erection of single storey rear extension at lower ground floor

Drawing Nos: P/20/062/100; Factsheet (dated 29/07/2022)

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

Informative(s):

1 Reasons for granting approval-

The submitted details propose the planting of a White Cedar Emerald tree in the rear garden and includes a map to show location as well as information on size. The Council's tree officer has reviewed the details and considers the proposed tree acceptable for the context.

The full impact of the proposal has already been assessed.

As such, the submitted details are considered sufficient to discharge condition 4 and are in accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy NE2 of the Hampstead Neighbourhood Plan.

- 2 You are advised that all conditions relating to planning permission ref. 2020/3139/P (granted 21/10/2020), which need details to be submitted, have been 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer