

Mr Frazer Hickling
Phillips Planning Services Ltd
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA

Application Ref: **2016/4223/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

18 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 Ellerdale Road
London
NW3 6BA

Proposal:

Details of tree protection measures as required by condition 12 of planning permission 2015/7036/P dated 29/07/2016 for Erection of new single-storey dwelling house with two storey basement

Drawing Nos: Cover letter from Philips Planning Limited dated 29th July 2016; Arboricultural Method Statement produced by RGS Arboricultural Consultants dated July 2016 (updated 14th November 2016) and email from Frazer Hickling (Philips Planning Ltd) dated 15/11/2016.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval.

The details contained within the Arboricultural Method Statement (AMS) are considered sufficient to demonstrate that the tree to be retained on the



neighbouring site will be adequately protected during construction works. The report has been revised to now show specific details of how the tree in the garden of the adjacent property of 83 Fitzjohn's Avenue will be retained during the construction works, in order to address concerns by the Council's tree officer.

The full impact of the proposed development has already been assessed

As such, the proposed development is in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

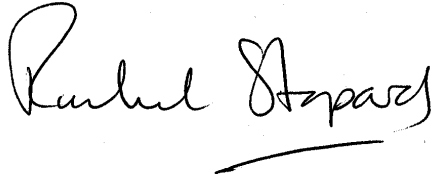
- 2 You are reminded that conditions 4 (green roof), 7 (design and construction to meet Building Regs Part M4(2)), 8 (design and construction to meet Building Regs Part M4(3)), 10 (hard and soft landscaping) of planning permission ref 2015/7036/P dated 29 July 2016 are outstanding and require details 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities