

04 July 2023

Delivered via Planning Portal (PP- 12273482)

Josh Lawlor
Camden Council
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Josh,

CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHESE STREET OPEN SPACE

CONDITION DISCHARGE APPLICATION (REF. 2022/2855/P) – CONDITION 48 (TREE PROTECTION PLOT 5 AND 6)

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: “the Applicant”), please find enclosed an application for the full discharge of Condition 71 of Planning Permission ref. 2022/2855/P (dated 24 November 2022) for the following proposed development:

“Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.”

The submission covers the following condition:

Condition 48

“Prior to the commencement of any works for Plots 5 & 6, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing.

Brownlow Yard
12 Roger Street
London
WC1N 2JU

Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

In accordance with the requirements of Condition 48, a Arboricultural Impact Assessment and Method Statement has been prepared in line with the requirements listed above. The Assessment addresses the protection and construction activities adjacent to the retained trees within the site, and provides specific details on the protection measures and precautionary working practices to be adopted to ensure the protection of any potentially impacted trees.

The results of the report found that there is a potential significant impact on the root system for tree T131 for both the construction of new dwellings and changes in the surfacing. As such, a test trench had been carried out to confirm the presence of roots and their dimensions. Assessment of these results concluded that it would be possible to sever the tree roots without impacting the long term health or stability of the tree. Furthermore, it was found that the crown of tree T224 requires lifting to ensure clearance for high sided vehicles, and tree T223 will require a significant tree reduction to allow visibility for a crane to lift materials. As such, it is considered that the relevant trees will be protected from the impacts of construction without any significant harm, and that the submitted details are sufficient to fully discharge Condition 48.

Submission

I hereby provide the following as part of the application:

- Application Form;
- Arboricultural Impact Assessment and Method Statement, prepared by Arboricultural Solutions;
- Proposed Tree Pruning Works, prepared by DSDHA.

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson at this office.

Yours sincerely,

Jordan Bishop
Assistant Planner