

4D PLANNING™

Chartered Town Planners & Architectural Technicians

APPROVAL OF DETAILS

Conditions No. 4 and 5 of P.A. Ref. No. 2023/1911/P.

Application by: Kate Levy.

Property Address: 66 Priory Road, London, NW6 3RE.

October 2023

INTRODUCTION

1.1 Planning permission was granted by Camden Borough Council on the 08th August 2023 for “Replacement of front boundary wall with new wall and ballustrading, replacement of bin store and landscaping to the front”.

1.2 Condition No. 4 of the permission requires that:

“Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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”

1.3 Condition No. 5 of the permission requires that:

“Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved”.

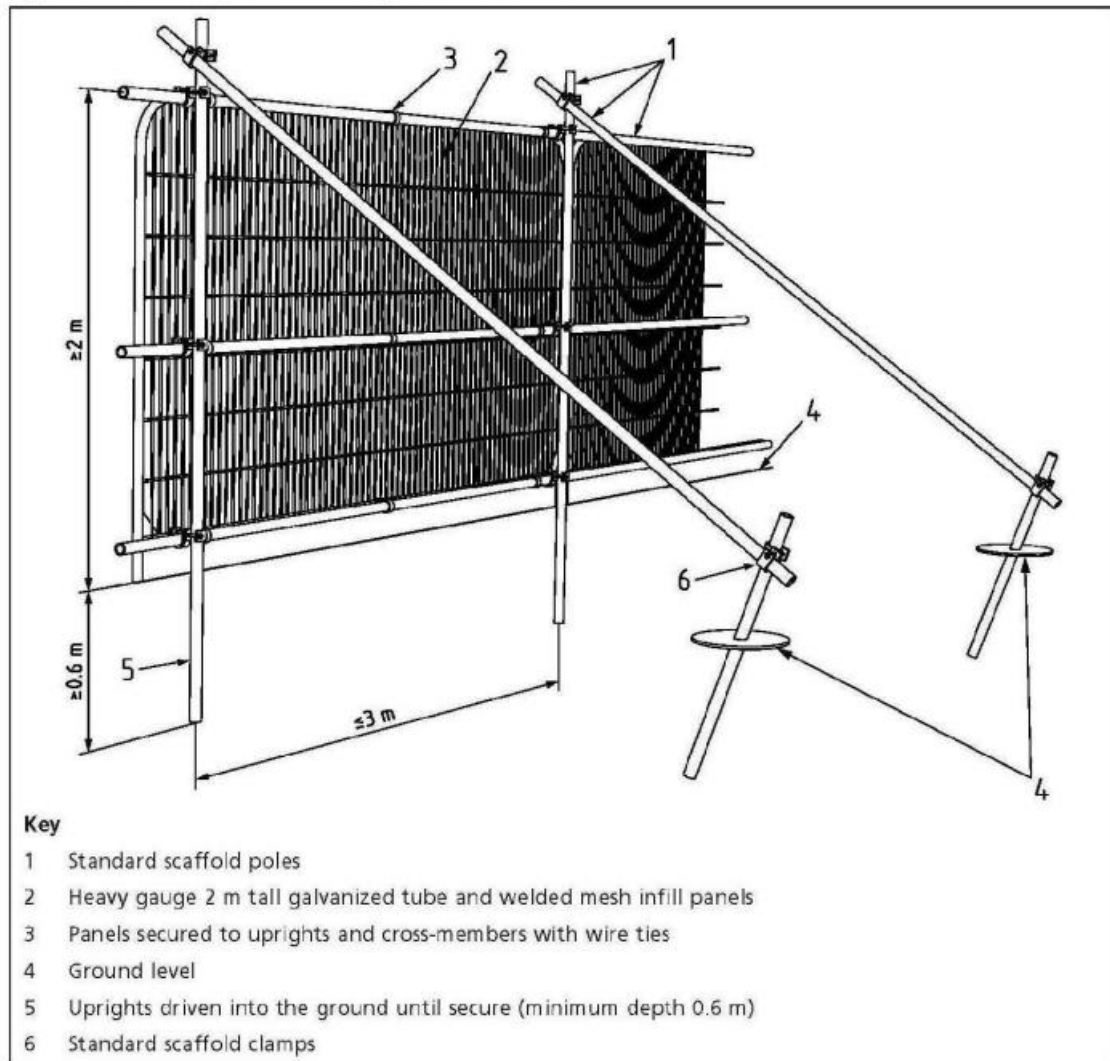
CONDITION 4

1.4 All trees in close proximity to the proposed development will be protected with a Tree Protection Barrier (TPB). Protective barrier fencing will be installed immediately and remain in situ for the entire duration of the development. The fencing will comprise comprising steel, mesh panels 2.4m in height (‘Heras’) and will be mounted on a scaffolding frame (as per Fig 2 of BS5837:2012 repeated below).

The TPB will have permanent weatherproof notices denying access to the RPA. Extant areas of Root Protection Area that cannot be fenced off and therefore lie outside the Construction Exclusion Zone (CEZ) will be protected with fit-for-purpose ground protection. The location and type of ground protection is shown in the accompanying Tree Protection Plan (submitted under separate cover).

Should the use of heavy plant machinery for building demolition, removal of imported materials and grading of surfaces be necessary, it will take place in one operation. The necessary machinery will be located above the existing grade level and work away from any retained trees. This will ensure that any spoil is removed from the RPAs.

Figure 2 Default specification for protective barrier



CONDITION 5

1.5 To accompany this application we include:

- Ground Beam and Pile Design Report
- Pile Sketch drawing

CONCLUSION

1.6 It is considered the details provided are considered sufficient to address the requirements of Conditions 4 and 5 of P.A Ref. No. 2023/1911/P

1.7 We would be happy to clarify any matters or provide additional information as necessary.