



Photo reference. 2 Templewood Avenue

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

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12th February 2024

Application Ref. 2022 / 0679 / P Dated 22nd November 2023

Dear Sir / Madam,

Please find attached additional information requested to discharge Conditions 7,8 & 9, namely;

Condition 7

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.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Condition 8

No development shall take place until full details of hard and soft landscaping including the details of at least 8 re-

placement trees, means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017

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Condition 9

All hard and soft landscaping works including the details of at least 8 replacement trees shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

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Please refer to the latest revision of our '**Arboricultural Impact Assessment and Arboricultural Method Statement**', dated August 2023, prepared by Nicol Landscapes Ltd.

Andy Nicol, our Arboriculturalist has revised the Method Statement and increased the tree planting numbers from 6 or 8 in response to planning Condition No. 8.

Otherwise the garden remains as existing. We retain the existing ground levels throughout, all York stone path, low garden walls and steps, and areas of lawn remain the same.

Please do not hesitate to return to me, if I need provide further information.

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Yours faithfully,

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Condition's 7, 8 & 9

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Condition 7

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Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

1.0 Proposal

Please refer to '**Arboricultural Impact Assessment and Arboricultural Method Statement**', prepared by Nicol Landscape, latest revision dated August 2023.

Part 5 Arboricultural method statement and tree protection plan. page 8.

NLL3 Tree Protection Plan. Page 22.

2.0 Architects Statement

We have one very significant tree on site, a large English Oak, centrally located within the rear garden. One might think due to its location that it had been planted in response to the house's

location, but of course the Oak tree pre dates the house by possibly well over a hundred years.

The majority of other trees on the site are of low quality, hence we have approval to remove seven trees in total.

We also have approval to remove the two sections of hedges, one to the Eastern property line with No. 4 Templewood Avenue, and the other to the SW corner with No. 2 A Templewood Avenue.

These 'former' Yew hedges have grown into 'leggy' 30' high trees, which block all morning and late afternoon sunlight from reaching the Oak tree and the garden below.

We have spoken to both neighbours and they are entirely supportive of replacing these leggy trees, with a new 2 metre high Yew hedge which will be maintained, and provide screening from one garden to another, but importantly let more light into all our gardens.

The only tree protection proposed is a single line of 2 metre high fencing, from the East property line (No. 4 Templewood Avenue) to the West property line (2A Templewood Avenue). This will form the most southerly boundary of the construction site. No access will be available to the contractor for storage, welfare or indeed any other reason for the duration of the job.

The plant room will be located at the SE corner of the site, and at that stage of the job, there will be 'chaperoned access' over the existing York stone path to the Eastern side of the garden, down the existing garden steps to the lower level to the South, and over a scaffold 'gantry', that prevents construction workers walking on any surface other than an existing York stone path.

It is worth adding that the existing York stone paths, are well over 250mm deep, with a substantial hardcore base, with stone slabs over, up to 4" thick.

Finally the existing garden will remain as it is presently. Paths, steps, low garden walls, retaining walls, will all remain the same.

The only work we propose is replacing the existing rotten wood framing over the 'covered walkway'.

The masonry columns will remain but the rotten timber framing overhead will be replaced with new Oak sections, and our tree surgeon will carefully clip the 3 no. elderly Wisteria from the 30' yew trees, so that it continues to grow as intended over the pergola, resulting in a wonderfully attractive walkway leading to the end of the garden.

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Condition 8

No development shall take place until full details of hard and soft landscaping including the details of at least 8 replacement trees, means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017

1.0 Proposal

Please refer to '**Arboricultural Impact Assessment and Arboricultural Method Statement**', prepared by Nicol Landscape, latest revision dated August 2023.

Part 6 Tree planting. Page 12.

NLL5 Tree planting Plan. Page 26.

2.0 Architects Statement

We plan to remove most of the trees in the front garden. Its a sad necessity given the need to have site huts providing welfare, drying rooms, health and safety for the construction team. We also are required to construct a sustainable drainage system, within the front garden to reduce run off in flash floods, so basically no existing vegetation can remain.

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We have a rather beautiful (almost cloud like) holly hedge to the Eastern property line with No 4 Templewood Avenue, which not only screens one property from the other, but also looks wonderful. The plan is to keep it tight and trimmed, and retain for the permanent condition.

Within the rear garden, we loose a 'leggy Yew' at the Eastern property line with No. 2A Templewood Avenue, a further small maple and a laurel tree , all replaced with the approved side and rear additions.

The condition states that we need to mitigate the impact of the tree removal by planting eight new trees, to protect the sylvan character of this mature Hampstead garden.

Andy Nicol our arboriculturalist proposes proposed replacing the maples in the front garden, with two flowering cherry trees framing the proposed pedestrian gate.

An Apple and Pear tree marking the North East and West corners of the site, and two new maples directly in front of the house.

Two further cherry trees at the Southern property line, sitting forward of the pleached hornbeam screening views from 2 Templewood Avenue through to Reddington Gardens, and vice versa.

The 'leggy' yews (former hedge), will be replaced by a new 2 metre Yew hedge, which will be welcomed by our neighbours to the East and West , and allow light and air to the underside of the English Oak canopy, promoting grass and low level planting.

Finally the existing hard and soft landscaping remains unchanged. York stone paths, low garden walls and steps, retain walls and boundary wall all remain the same.

Pergola will remain and be refurbished, the masonry columns remain and only the rotten wooden framing above being replaced with new Oak framing.

Importantly once the leggy yews to the Eastern property line are removed our tree surgeon will carefully clip and train the 3 no. ancient Wisteria on to the new pergola framing.

Note all services from plant room (located in the North Western corner outside the RPA), will only be accessed on existing York stone paths or over ground gantry's, and all services will be routed above ground along the Southern boundary, and then concealed within the raised bed along the Eastern boundary, Therefore they will not impact the RPA.

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Condition 9

All hard and soft landscaping works including the details of at least 8 replacement trees shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

1.0 Architects Statement

We hope to remove the permitted trees and hedges as soon as possible.

This will enable us to grind out the roots from the leggy Yews along the Eastern property line, and plant the new yew hedging to the East, the pleached Hornbeam to the South, and possibly the two cherry trees, within this planting season.

The benefit being that we would have two years growth before completion, and since the entire rear garden is within the RPA, the new trees and hedging will be protected.

The tree planting to the front garden will have to wait until building works is complete, but we undertake to complete no later than the end of the planting season following completion of the development.

Any trees that die (new planting or retained) within five years, will be replaced as soon as reasonably possible.

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Existing Pergola.
York stone path, masonry columns to be retained. Timber framing above to be replaced, and ancient Wisteria to be retained to grow on pergola,



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'Leggy' Yews

A former hedge that has grown into 30' high trees along the Eastern property line, blocking morning light penetrating the garden, and preventing afternoon light from benefitting No. 4 Templewood Avenue to the East.



Photograph, towards North Western corner of garden.

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Hard Landscaping

Remains as existing. All York stone paths, low garden walls and steps remain. Areas laid to grass also remain as existing.

New 2 metre high Yew hedges replace existing boundary vegetation, and pleached hornbeam screens house to the rear in Reddington Gardens

8 new trees are to be planted to mitigate the impact of the trees removed to maintain the sylvan character of this mature Hampstead garden.

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