

Details of Hard and Soft Landscaping

83 Belsize Park Gardens, London, NW3 4NJ

Details of hard and soft landscaping, to be reviewed with reference to consented drawings BPG-P3-910.B, addresses the requirements of Condition 5 of planning permission ref: 2024/0320/P:

Prior to the commencement of the relevant works, full details of hard and soft landscaping (including the replacement tree in the front garden) and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a five year maintenance plan for the replacement Amelanchier Arborea "Robin Hill" Tree in accordance with BS8545:2014.

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, D1 and D2 of the London Borough of Camden Local Plan 2017.

Amelanchier Arborea "Robin Hill" Tree: Specification

With reference to section 6.22 of the Arboricultural Survey and Impact Assessment and Method Statement (AIA/MF/0145/24) issued as part of the planning permission, the Amelanchier Arborea "Robin Hill" tree will have a 10-12cm girth select size, following the specification stated in the report.

Amelanchier Arborea "Robin Hill" Tree: 5 Year Maintenance Plan

1. Watering:
 - Watering must be carried out as follows:
 - i. 5 years watering regime from the beginning of April to the end of September.
 - ii. Frequency of watering to be 10 litres 3x per week
 - Annual condition inspection for the first 3 years post planting.

2. Root Maintenance:
 - Schedule routine visits bimonthly during growing season (March - October) to check the following:
 - i. Watering / signs of drought
 - ii. Stakes and ties
 - iii. Formative pruning as appropriate

iv. Weed control / Pest and disease control / Topping up mulch

- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Fertilise: Time of year: During February or March. Type of fertilizer: Slow release. Application: Spread evenly.
- Where soft landscapes maintain a 1 metre diameter around the tree clear of weeds and grass for the first 2-3 years will reduce competition for moisture and nutrients.

3. Pruning Generally

- Pruning: In accordance with good horticultural and arboricultural (BS3998:2010) practice.
- Removing branches: Do not damage or tear the stem or bark.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so, that water will not collect on cut area.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

4. Replacement:

- Should within 5 years of planting the tree it be removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of a similar size and species.

Hard Landscaping

Existing hard landscaping is to be re-laid to required levels, with the exception of the area of hard landscaping along the boundary wall of no. 81 which will be replaced with planting to enhance biodiversity. Details of planting described below.

Soft Landscaping

Portuguese laurel (*prunus lusitanica*) to be planted within the new planter along the boundary of no. 81, as well as roses towards front boundary.

End.