



Da Vinci House
44 Saffron Hill
London, EC1 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

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

FAO Sam FitzPatrick

December 2024

Planning Permission Ref: 2023/1831/P
Via PLANNING PORTAL (REF: PP-13625216)

Dear Sir / Madam,

**SUBMISSION OF APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 6
(TREE RETENTION) – 2-7 MONTAGUE STREET, LONDON WC1B 5BP**

We write on behalf of our client, Zorca Holding London Ltd (the 'Applicant'), to submit an application for approval of details (AOD) in relation to Conditions 4 (Tree Retention), attached to planning permission 2023/1813/P at 2-7 Montague Street, London WC1B 5BP (the 'Site').

Planning permission was granted on 24th April 2024 under the reference 2023/1831/P for the following development:

"Erection of rear single storey extension at ground floor following demolition of existing conservatory. Erection of plant in rear garden and at rear roof level. Rear landscaping alterations and erection of timber shelter. Erection of rear 1st floor balcony. Fenestration installations. Installations of platform lift and stairs from lower ground to ground floor within the front lightwell. Installation of lift overrun."

The Decision Notice for this planning permission contained a number of planning conditions which require further details to be prepared, submitted and discharged by the London Borough of Camden. This letter provides an overview of the information the team have prepared to enable the approval of details in relation to **Condition 6**.

a. Condition 6 (Tree Retention)

Condition 6 states:

"Prior to the commencement of any construction 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."

A substantiation of the structural design letter from the project arboriculturist demonstrating how trees will be retained and protected during construction with the proposed screw pile foundation method has been prepared by GHA trees and submitted to address Condition 6.

b. The Application Package

This covering letter is accompanied by the arboriculturist letter, which provide the information required to discharge condition 6 (Tree Retention).

The table below sets out the document accompanying this letter and submitted as part of this application, to discharge condition 6. Further details on the information submitted is provided in brief below and in the technical letter itself.

Condition No.	Details to be approved
6	<p>The following letter have been prepared by GHA trees:</p> <ul style="list-style-type: none">• Substantiation of Structural Design Proposals Letter

This application for approval of details has been submitted via the Planning Portal (Ref. PP-13625216) and the application fee of **£215.00** has been paid by the Applicant by Bank Transfer.

c. Summary

We trust that the information provided is sufficient to enable the council to validate and discharge Condition 6. We look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact, Rabeka Begum on [REDACTED] ([REDACTED]) or Kieron Hodgson ([REDACTED]) on [REDACTED] of this office in the first instance should you have any questions.

Yours faithfully,



Iceni Projects Limited

Cc
Robert Batrick – Zorca Bloomsbury