

04th January 2013

Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

RECEIVED
08 JAN 2013

RE: 43-45 Fitzjohn's Avenue, Hampstead, London, NW3 5JU

Dear Aysegul,

Thank you for your previous correspondence and letter dated 28th November 2012.

Please find enclosed the original and 3No. copies of revised information.

This submission of information is pursuant to details 1, 2, 3, 4, 5, 6, & 7 as stated within the Approved Appeal Decision Letter from the Planning Inspectorate. The Appeal Reference is APP/X5210/A/11/2152963. This appeal is related to our application to Camden Council which has the reference 2010/6824/P. This resubmission of information is pursuant to your refusal letter (2012/5383/P).

1. The development hereby permitted shall begin no later than three years from the date of this decision.

The development will start no later than the date of this decision.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Map, 1000A, 1001, 1002, 1100, 1101, 1102, 1103, 1104, 1105, 1110, 2000D, 2001D, 2100C, 2101C, 2102C, 2103C, 2104A, 2105A, 2110C and 2111B.

The development will be carried out in accordance with the above noted documents.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

ITEM	SPECIFICATION	DETAIL
Window/Door	Timber Frame to match existing.	See specification below.
Brickwork	Leicester Red Brick Stock (4930) – Flemish Bond and Mortar to match existing and be approved by Council via Panel.	Sample submitted with previous letter and approved. Panel to be made on site for viewing and approval.
Balustrade, External Staircase and Rear Garden Paving	Black Painted Metal Balustrade (Wrought Iron), Stone Treads (Yorkstone) and Rear Garden Paving (Heritage Paving - Yorkstone)	Literature submitted with letter.

Studio:

A 28 Scrutton Street, London, EC2A 4RP
T +44(0) 20 7247 2462
E enquiries@kyson.co.uk
W www.kyson.co.uk

Flat Roof	EPDM Single Ply Covering	Sample submitted with previous letter.
Hanging Tiles	Marley Eternit Red Sand Faced Tile (As recommended by the Conservation Area Officer)	Sample submitted with letter.
Infill Extension	Frameless Glazing	Proposed company is Cantifix. As this is a bespoke detail, joinery cannot be supplied but see attached drawing 195-09: SK-001 showing typical glazing detail.

Windows and Timber door to meet the following specification:

- Timber frame profile to match existing.
 - White painted factory finish internally and externally.
 - Double Glazed sealed units with Low 'E' glass.
 - Toughened glass required where cill level is below 800mm as stated in Part N of the Building Regulations.
 - Trickle ventilators to meet Part F of the Building Regulations.
 - Window to achieve a U Value of 1.6W/m²K for windows and 1.8W/m²K for doors as stated in Part L of the Building Regulations.
 - Windows to be Sash windows with beading and horns.
 - Glazing build up likely to be 4 12 4 (2No. 4mm Panes and 12mm Spacer, 20mm O/A thickness)
4. No development shall take place until full details of both hard and soft landscape works in the rear garden have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include details of any proposed earthworks, including any proposed grading, mounding and other changes in ground levels.

See enclosed drawings 195-09: 1800 Existing Site Landscape Plan and 195-09: 1801 Proposed Site Landscape Plan. Also see enclosed information regarding Rosa Kent ('Poulcov') planting.

5. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following completion of the development hereby permitted and any trees or plants 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 in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

As stated above, all trees or plants are to be tended to for the next 5 years.

6. No development shall take place until full details of measures for the protection of all existing trees to be retained on the site have been submitted to and approved in writing by the local planning authority and these protection measures shall be carried out as approved.

I have enclosed the Arboricultural Report that was submitted as part of a previous Application (2010/0095/P) which is referred to in the delegated report and states that the Council's Tree and Landscape Officer considered the proposed removal of the specified trees as acceptable and also recommended new planting to the rear garden to

Studio:

A 28 Scullion Street, London, EC2A 4RP
T +44(0) 20 7247 2462
E enquiries@kyson.co.uk
W www.kyson.co.uk

mitigate the loss of said trees. The report mentions a Horse Chestnut tree on the adjacent site. This tree has been referenced in an Arboricultural Report for a separate application by Kyson (2012/1692/P) for a development within the rear garden of the site and has been designated as within a No-Dig Zone.

All other trees on the site are not within a close proximity to the proposed works that they would be likely to suffer any damage. However, as a precaution, we propose to erect protective fences around these trees which will prevent any negative impact on the health and stability or longevity of the trees being retained. The tree protection fencing will protect the above ground part of the trees and prevent compaction of the retained open ground. This area of protection is shown on our drawing 195-09: 1801 Proposed Site Landscape Plan.

Tree protection fencing should be installed prior to any demolition or ground works, remain in place throughout construction and be removed only after completion of the construction works. Within the fenced off tree protection area the following should be observed at all times:

- No excavation by any means.
- No storage of plant or materials.
- No storage or handling of any chemical including cement washings.
- No pedestrians, machinery or vehicular access.
- No level changes + or -.
- Underground service routes will be located outside the fenced off area.

Clear notices will be fixed to the outside of the fencing area with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'.

All workers and visitors on site are to be informed of the role of the tree protection fencing with a copy of the tree protection plan displayed on site at all times.


The tree protection fence is to be designed and implemented to the guide lines given in BS5837:2012. Bracing of the fence is to be fixed into the ground a minimum of 600mm and if runner or concrete feet are used, they are to be pinned to the ground to help prevent movement. The fence is to be of the 'Heras' type and it is to be fixed to the uprights with 'Heras' clips or wire ties. See enclosed illustration of protective fencing

7. The offices hereby permitted shall only be used as ancillary offices to the residential use of the property.

Offices to be used as ancillary offices as stated.

If you have any queries please do not hesitate to contact me.

Kind Regards



Alan Hardy
ACIAT
Associate Director

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E enquiries@kyson.co.uk
W www.kyson.co.uk