

02<sup>nd</sup> November

Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

**RE: 29-30 Lyndhurst Road – Previous Planning Reference 2011/0174/P – Variation of Condition 6**

Dear Sir/Madam,

I am submitting this application for the variation of condition 6 of the approved planning application 2011/0174/P. I would like to replace the approved landscaped drawing 1112/AP-20 with drawing 258-11 1800.

The difference between the two drawings is that drawing 258-11 1800 has a retaining wall and tiled courtyard area to the rear garden accessible by the basement units.

I am proposing this change out of necessity and for no other reason. Having this courtyard area does not have any impact to the approved flats or layouts.

The reason for this amendment to the rear garden area is set out below:

- The approved planning drawings are not very clear when it comes to showing this rear area. It is only the Site/Garden Level Plan (1112/AP-20), Rear Elevation (1112/AP-27) and Section A-A (1112/AP-29A) that pick it up but with minimal information.
- The two side elevations (1112/AP-26 & 1112/AP-28) show the lower ground level as 89.21. None of the drawings show what the level of the basement is. The level of the basement is 86.00.
- Section A-A (1112/AP-29A) indicates that the external ground level to the rear of the proposal is approximately the same as the internal finished floor level of the basement.
- The area to the rear of the development on the Site/Garden Level Plan (1112/AP-20) shows levels ranging from 88.32 to 87.43. This indicates that these external ground levels are 2.32m and 1.43m higher than the basement finished floor level. Yet the section and rear elevation clearly show the external ground level as being similar to the basement finished floor level.
- It is for the above points why there is the necessity for the retaining wall as without it the land would collapse inwards towards the rear of the development.
- It is also impossible to grade the land towards the back of the garden as the levels aren't compatible. You would have to dig into and remove the land indicated within the tree root protection zone. You would be many metres inside the tree root protection zone before you get to the natural level of the garden that is the same as the basement finished floor level.
- The proposed retaining wall does not cross the area of the tree root protection zone and therefore will cause no harm/damage to any of the trees within the garden.
- As this will become an enclosed area it will be finished to a high standard like the rest of the development.

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If you have any queries or should you require any additional information, please do not hesitate to contact me.

Kind Regards

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