

**New Garage and Sunroom
24 Grove Terrace, London NW5 1PL**

PLANNING PERMISSION CONDITIONS

Planning Application Number 2005/2426/P

Condition Number 3 : Methodology for the protection of the nearby London Plane Tree from damage by excavation or construction.

The structural engineer has specified a piled raft slab to avoid damage to the roots in the construction phase and to avoid the effects of future growth of the tree upon the new structure. Piled foundations do not require deep excavation of the site, do not require cutting back of root growth and are not susceptible to damage due to the effects of tree roots on soil moisture levels.

Of the 8no proposed 250mm diameter augered sleeved piles only 1no falls within the range of the tree canopy. The canopy has a diameter of approximately 5m. The distance of the piles to the centre of the canopy are 3.8m, 5.7m, 6.2m, 7.5m, 8.7m, 9.1m, 9.7m and 10.1m

Condition Number 4 : Samples of proposed brickwork, drawing at 1:20 showing proposed capping to existing boundary walls, and detail of approved garage door.

Attached drawing 05062 / 19 shows in detail the new construction and capping of the existing boundary wall.

The garage door proposed is a sectional up and over door and is shown in the photograph below although the actual colour will be a darker chocolatey brown.

The existing bricks are a mixture of odd and re-used bricks shown in the photograph below next to the proposed selection of new bricks. A sample panel with matching pointing is currently being prepared.

April 2009



Garage door

Illustration separate on email

Proposed bricks visible against original wall