

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

**PLANNING PERMISSION CONDITIONS
ADDITIONAL NOTES**

Planning Application Number 2005/2426/P Conditions Application Number 2009/2483/INVALID

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

Tree Constraints are shown on the Plan drawings. The tree in question is a mature London Plane Tree growing on neighbouring property. It is some 35 metres high with a large trunk at ground level of approximately 1400mm in diameter. The canopy of the tree reaches a diameter of approximately 10metres and overhangs the site by approximately 2100mm at a height exceeding 5metres.

The trunk of the tree is in no danger from the works being located 2900mm from the new building and separated from the works by a garden brick wall. The height of the crown more than safely clears the height of the new building and no raising or reducing of the crown is required or proposed.

With regard to the root, 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 diameter of the tree canopy. The canopy has a radius 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

Arboricultural Impact Assessment. There are no trees on the site to be retained or removed. The only tree in the vicinity is the mature Plane Tree on neighbouring land as discussed above.

Condition Number 4 : A brick sample has been delivered to your office 24 May 2010 as requested in your letter of 26 June 2009 in connection with Condition 4 of the planning permission for the garage at 24 Grove Terrace.

We apologise for the length of time it has taken to produce this sample and lay the blame entirely on Ibstock Brick Ltd who, between changes in personnel and approach, have caused unreasonable delay in identifying and supplying the correct brick samples.

We attach photos 1-14 below in connection with the brickwork sample. The first group of photos 1-5 show the variety of new and old bricks to garages and walls around the immediate area of the mews.

Photo 6 shows the sample against the only "new" wall of brickwork, probably some 30 years old which shows a previous mix to match the rear of the houses with aged of london stock mix including the odd whitened brick to effect a reclaimed look.

Photos 7-14 show the sample against the neighbouring brick walls adjacent the new garage. Each wall is different with a different mix of bricks and various pointing styles. Photo 10 shows brickwork to the immediate neighbour's garden wall which has at some time been whitewashed although not maintained. The existing adjacent bricks appear mostly to be black bricks but are in fact are soot covered generally red with the occasional yellow stock. We have hence chosen a red multi (8in12) interspersed with a small number of yellow multi (3in12) and 1in12 black.

It is in fact the intention of the applicant to grow climbers and in fact has already planted a new climbing rose to get a good start on the "greening" of this corner of the mews. If required we would also be prepared to soot-stain the bricks.

May 2010

Helen J Bowers Chartered Architect
BA BEDS MArch ARB RIBA

35 Inkerman Road, London NW5 3BT
Telephone 020 7428 0573 Facsimile 020 7267 0661



Photo1



Photo2



Photo3



Photo4



Photo5



Photo6



Photo7



Photo8



Photo9



Photo10



Photo11



Photo12



Photo13



Photo14