

Delegated Report		Analysis sheet		Expiry Date:		29/06/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2007/2262/P			
Application Address				Drawing Numbers			
Sarum Chase 23 West Heath Road London NW3 7UU				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of protection to oak tree, pursuant to condition 6 of the planning permission dated 20/11/05 (Ref: 2005/3763/P) for the erection of extensions and alterations and rear garden structures to dwellinghouse.							
Recommendation(s):		Approve Condition 6					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No SN/PN					
CAAC/Local groups* comments: *Please Specify		NONE					

Site Description

No. 23 West Heath Road (Sarum Chase) is a large detached, part 2, part 3-storey property situated at the junction of West Heath Road and Platts Lane. The property dates from c.1932 and was built for the painter and stained glass artist Frank Salisbury and is currently vacant, the previous occupant being the School of Economic Science. Directly opposite the property, on the northern side of West Heath Road, is the western part of Hampstead Heath. This part of Hampstead is predominately residential in nature. The property is located within the Redington/Frognaal CA and the property was Grade II Listed in 1974.

Relevant History

Planning permission granted on 28/11/2005 for the erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and external alterations to include the re-alignment of the existing front dormer window, the erection of two new rear dormer windows, construction of new outdoor pool, tennis court and summer house in rear garden area to single family dwellinghouse.

Relevant policies

N8- Ancient woodland and trees

Assessment

The details refer to the method of construction for the extension foundations within the Root Protection Area (RPA) of the Oak tree. Trial pits have been excavated in this area and have demonstrated there are no structural roots within the upper levels of the ground (which appears to have been raised over the years from the original level).

It is proposed that the ground beam supporting the external walls will span the foundation bases, which are moveable, should any major roots be encountered and could be positioned strategically to avoid any damage (as per drawing 2006/96/08 and John Cromar's method statement dated 19th June 2007).

Prior to the construction of the foundations, a light digger will be used to clear shallow layers of soil so as to prevent damage to roots. A probe will be used prior to the removal of soil to ensure major roots are not present in the immediate path of the digger. The excavation would proceed in this fashion until the required depth has been reached. The initial line for the excavation is to be sprayed out on the ground to ensure the correct area is excavated.

It is considered the details are acceptable and will ensure that major roots emanating from the Oak are protected from damage as far as possible.

It is recommended Condition 6 be discharged.

