

SNPL324960

20 October 2014



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Dear Eimear

SOUTH HAMPSTEAD HIGH SCHOOL, 1-3 MARESFIELD GARDENS, LONDON, NW3 5SS

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION
PLANNING PERMISSION REF. 2010/5482/P
REVISED DETAILS FOR CONDITIOIN 3 – LANDSCAPING**

Please find enclosed revised landscaping details relating to Condition 3 of the above planning permission (Planning Portal ref. PP-03724056), along with a cheque for the fee of £97.00.

Landscaping details were previously approved by condition in December 2012, as per the planting proposals shown on Plan ref. 5388.01 100 C and details within an Arboricultural Report prepared by Julian Forbes-Laird, September 2010. The development is now at an advanced stage of construction and whilst every effort has been made to provide the maximum level of planting within the constraints of the site, it has unfortunately become apparent that it will not be possible to implement the approved planting proposals in their entirety.

The following information is submitted:

- Plan 1 – Previously approved Site Wide Planting Plan ref. 5388.01 100 C
- Plan 2 – Revised Planting Plan
- Plan 3 – Marked up Planting Plan showing amendments
- Plan 4 – Marked up construction plan for Maresfield Gardens frontage
- Photographs of retaining wall x 2

The reasons for the changes relate to construction and technical matters, including:

- The need to maintain suitable fire escape widths (affecting the trees on the Maresfield Gardens frontage and climbers on the western side of the site).
- The need for a concrete retaining wall on the Maresfield Gardens frontage, which has been necessary to construct behind the existing front wall, and position of manhole and substation access hatches.
- Proximity to building and road kerb (affecting three of the trees on the College Crescent frontage).

By way of further explanation regarding the trees along the Maresfield Gardens frontage, the contractors have confirmed that the leg of the retaining wall does not allow the depth to plant any trees above it. A hedge is to be installed along the edge of the adjacent bank, which requires 500mm minimum width thus limiting the area available for planting. As the path forms part of a fire escape route, 1,200mm clear width is required in

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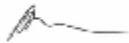


this area which leaves no space for trees. The landscape contractors are also of the opinion that trees planted along this elevation are unlikely to survive.

Plan 2 shows the revised planting proposals including existing and proposed trees and hedges.

I trust this information is sufficient to consider the revised landscape details. If you require any further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be "Rebecca Altman", written over a light blue rectangular background.

Rebecca Altman
Savills Planning

Encs