

Our ref: Q30150
Your ref:
Email: poppy.carmody-morgan@quod.com
Date: 02 February 2015



FAO: Jonathan Markwell
Senior Planning Officer
London Borough of Camden
Regeneration and Planning
Culture and Environment
6th Floor
Town Hall Extension (Development Management)
Argyle Street
London
WC1H 8ND

Dear Jonathan,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LAND BOUNDED BY HAVERSTOCK ROAD, WELLESLEY ROAD AND VICAR'S ROAD INCLUDING NOS 121-211 BACTON LOW RISE ESTATE 113A, 115 AND 117 WELLESLEY ROAD AND 2-16 VICAR'S ROAD, NW5 4.

APPLICATION TO PARTIALLY DISCHARGE CONDITION 29 AND FULLY DISCHARGE CONDITION 31 IN RESPECT OF PLANNING PERMISSION REF. 2012/6338/P

Partial Discharge of Condition 29

Please find enclosed an application for the partial discharge of Condition 29 of planning permission ref. 2012/6338/P (issued 25 April 2013).

Condition 29 states:

"Before the relevant part of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a plan that indicates the full hard and soft landscape design details including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. Landscape design shall seek to maximise soft landscaping at ground level in all open spaces and planting shall maximise the use of native species. Any hard landscaping should be of a permeable construction wherever possible to aid sustainable drainage. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied."

The application seeks approval of the landscape design details relating to Phase 1 (DHO Site) of the development.

A submission detailing the landscape design details relating to Phases 2 and 3 of the development will be submitted and approved by the Council before the relevant part of the development commences.

This submission comprises:

- Completed application form;
- Council Own Development form;
- Site Location Plan;
- This covering letter;
- Bacton Low Rise DHO Site Planting Schedule DHO_R05_op1;
- BLR_439_Designers Assumptions Management and Maintenance Rev 02 Opt1
- Detailed Arrangement DHO Site Drg. No. HO-439_DA_001_R05_opt
- Tree Proposals DHO Site Drg. No. HO-439_DHO_TP_002_R05_Opt1
- Ecological Enhancement Drg. No. HO-439_EC_003_R05_opt1
- Hard Landscape plan courtyard 1 of 2 Drg. No. HO-439_HL_CY105_R05_opt1
- Hard Landscape plan courtyard 2 of 2 Drg. No. HO-439_HL_CY205_R05_opt1
- Soft Landscape plan courtyard 1 of 2 Drg. No. HO-439_SL_CY106_R05_opt1
- Soft Landscape plan courtyard 2 of 2 Drg. No. HO-439_SL_CY206_R05_opt1
- DHO Gateway Replacement Tree Planting Plan-With Crossover Drg. No. HO-439-200-115-Opt1Rev02
- Tree Pit and Tree Planting Details Drg. No. HO-439-200-146
- Replacement Plantanus x hispanica – Visualisation
- Tree Removal and Replacement Strategy Document (December 2014).

Condition 29 has previously been partially approved under application ref: 2014/2098/P. As explained in the Tree Removal and Replacement Strategy document enclosed, there is now the need to revise the details. The retention of the four London Plane trees on Vicars Road are causing significant issues regarding the deliverability of the Bacton Low Rise development.

Pre-application advice was sought on the removal and replacement of the four London Plane trees in December 2014. It was confirmed by tree officers that a sustainable replacement choice would be 4 no. Plane trees which have a diameter of 20-25cm and a height of 5.0-5.5m. In light of this, the amended landscape proposals do propose 4 replacement London Plane trees of this size. Please see the enclosed plans and planting strategy for more details.

Full Discharge of Condition 31

This submission seeks to fully discharge Condition 31 of planning permission ref. 2012/6338/P (issued 25 April 2013).

Condition 31 states:

“Prior to the commencement of any works on the relevant phase of the development, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 “Trees in Relation to Construction”. All trees on the site, or parts of trees growing from

adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details”.

This submission comprises:

- Completed application form;
- Council Own Development Form;
- This covering letter; and
- The Arboricultural Method Statement

Condition 31 has previously been approved under application ref: 2013/5070/P. As explained in the Tree Removal and Replacement Strategy document enclosed, there is now the need to revise the details. The retention of the four London Plane trees on Vicars Road are causing significant issues regarding the deliverability of the Bacton Low Rise development. It therefore is now proposed to remove and replace them with 4 no. London Plane trees, as confirmed is appropriate through pre-application advice.

As this application has been submitted on the Planning Portal, a cheque for £97 made payable to Camden Council will be forwarded under separate cover for the requisite application fee.

I look forward to receiving confirmation of validation shortly. Please do not hesitate to contact me should you require any further information.

Yours faithfully,

A handwritten signature in black ink that reads "P.C. Morgan". The signature is written in a cursive style with a large, sweeping underline.

Poppy Carmody-Morgan
Senior Planner