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FAO: Josleen Chug

8 February 2016

Our ref: LJW/WRIM/HBR/J10182A

Your ref: 2014/5946/P

Dear Sir

**21-31 New Oxford Street, London
Discharge of Condition 12 (Planning Permission ref. 2014/5946/P)**

We write on behalf of our client, 21-31 New Oxford Street Development Limited, enclosing an application for the discharge of condition 12 attached to planning permission 2014/5946/P.

Condition 12 is worded as follows:

“Notwithstanding the recommendations of the submitted Landscape Statement, details of a report of feasibility and method statement for the protection during construction and retention of the 3 existing street trees (T22, 23 and 24) on New Oxford Street shall be submitted to and approved by the local authority in writing before any works of construction are commenced. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". The development shall thereafter not proceed other than in accordance with the approved details.”

An Arboricultural Assessment was submitted with the planning application which identified the three trees in question as being in fair (T22 and T23) and fair / poor (T24) condition which were recommended for either retention or replacement. Notwithstanding the limited value of the trees in question, as outlined within the submitted Arboricultural Assessment, Condition 12 seeks the retention and protection of the trees.

Following detailed discussions with the main contractor, Laing O'Rourke, and the Councils highways delivery team we have undertaken a further feasibility review of these trees in the context of the contractor's logistical requirements.

Whilst the condition requires the retention of the trees, we propose the replacement of the existing trees, following construction, with four trees of better semi-mature stock, with improved spacing and enhanced planting pits which will promote tree establishment and positive growth to the benefit of the New Oxford Street public realm and landscaping.

Accordingly, we enclose the following documents submitted via Planning Portal:

- Completed application forms; and

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- Arboricultural Report prepared by Adams Habermehl.

The £97 planning application fee cheque has been sent, under separate cover, with a copy of this covering letter.

We look forward to receiving confirmation of validation of the application.

In the meantime, should you have any questions, please do not hesitate to contact either Will Rimell or Hannah Bryant of this office.

Yours faithfully

Gerald Eve LLP.

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