

Development Management  
Regeneration and Planning  
London Borough of Camden  
Judd Street  
London  
WC1H 8HD

6 January 2017

Our Ref: 15/2476

Dear Sir/Madam,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS NOS. 4 AND 7 OF PLANNING PERMISSION 2015/4485/P AT GROVE LODGE, HAMPSTEAD.

On behalf of our client, Mr & Mrs Caspar Berendsen, please find enclosed an application to discharge nos. 7 and partly discharge condition 4 of planning permission 2015/4485/P.

Condition no.4 of decision 2015/4485/P states:

*'No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'*

Condition 7 states:

*'Prior to the end of the next available planting season following completion of the development, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.'*

For this application, we enclose the following (submitted via the Planning Portal):

- Proposed Plan dNA GLR 01 002 Rev P0;
- John Hoyland Planting Plan;
- John Hoyland Garden Design Statement;

**Directors**  
Helen Cuthbert | Stuart Slatter | Claire Temple  
**Associate Director**  
Alastair Close | Vicki Freestone | Katie Turvey

**Consultants**  
Caroline Dawson | Dan Templeton  
**Associates**  
Sally Arnold | Rachel Ford | Rob Scadding | Heather Vickers | Alan Williams  
David Williams

- Arboricultural Implications Report Ref. SJA air 14042-04d December 2016;
- Online payment of fee of £28.

In line with condition 4, the detailed landscaping for the garden has been explored and the Garden Design Statement prepared by John Hoyland sets out the proposed hard and soft landscaping for the garden at Grove Lodge. The garden has been designed to visually support the Listed Building, and in doing so it will contribute more to the character and appearance of the Conservation Area than at present. The garden's contribution to the Conservation Area is to be maintained and enhanced through new tree planting together with herbaceous planting throughout the garden. The Hoyland planting plan submitted with the application identifies the design rationale for the different sections of the garden. In order to fully discharge condition 4, details of the means of enclosure of the house including the railings along Admiral's Walk are to be submitted shortly with the appropriate justification.

In line with condition 7, The John Hoyland Statement also details the tree planting within the garden, and outlines some small amendments to the trees than originally suggested in planning application 2015/4485/P. This includes some changes to species, positioning, as well as some extra removals of category 'C' trees including the removal multi-stemmed Japanese maple (*Acer palmatum*) and two apple trees within group 'G1' than identified in the July 2015 SJA tree report. The SJA report submitted with the original application has been updated to reflect these changes and provides justification for the removals. The removal of these poor quality specimen has been compensated by incorporating extra tree planting into the scheme. There is the intention to plant twenty-one new trees rather than eleven suggested in the original plan. As the trees fall within a Conservation Area, we have also applied to remove these trees under a notification of proposed works to trees in a conservation area and this is submitted under a separate cover.

We trust the enclosed is in order and look forward to receiving confirmation of validation.

Yours sincerely,



Grace Mollart MRTPI

Planner

**Planning Potential**

London Office

Enc.