

# Oakley Hough

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Ms. Seonaid Carr  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

21<sup>st</sup> April 2017.

Dear Ms. Carr

**51 Fitzjohn's Avenue, London NW3 6PH**  
**Application Reference 2013/7379/P**

Further to obtaining Planning Approval for "Basement excavations with associated alterations, removal of rear conservatories, extension at 5<sup>th</sup> floor, replacement of dormer window with door, alterations to fenestration and the conversion of the existing 13 flats to 21 flats (7X1 bed, 12X2 bed, 2X3 bed)", we have set out below the information required with respect to the "Conditions" contained within the approval which need to be discharged prior to the commencement of the works on site.

## **Condition 8**

*"Prior to the commencement of any works on site, details demonstrating how the trees retained shall be protected during construction work shall be submitted to and approved by the council in writing".*

The only trees within the boundaries of the site are two trees located at the very rear of the site. Rather than providing individual protection around these trees, we shall construct a temporary fence/barrier across the full width of the site some four metres away from the base of the trees. The drawing submitted with our application (drawing number 885/18) shows the location of the trees and the proposed location of the separating fence.

## **Condition 9**

*"Before the development commences, details of the location and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing".*

The drawing submitted with our application (drawing number 885/18) shows the location of a bin storage area to the right-hand side of the front of the building. This will be a secure area where the required number of waste bins and recycle bins will be located.

**Condition 11**

*"Before the development commences, details of secure and covered Cycle storage area for 23 cycles shall be submitted to and approved by the local planning authority".*

The proposed secure cycle storage area will be provided by the installation of a Solent shelter with sliding gates of the required size to accommodate 23 cycles. This form of cycle shelter was recently approved by Camden when dealing with a similar condition attached to the planning approval for 49 Fitzjohn's Avenue (application ref: 215/5379/P). The only location for such a large shelter is within the rear garden as indicated on the submitted drawing number 885/18. We are aware that there is a separate condition related to the approval of hard and soft landscaping prior to the commencement of the landscaping works and therefore this will give the Authority the opportunity to review the final location of the secure cycle storage facility along with the proposed approval of the hard and soft landscaping proposals.

Please note that an application for the discharging of the remaining conditions attached to the Planning Approval 2013/7379/P (namely conditions 4 and 6) will be dealt with by a separate application prior to the relevant part of that work being undertaken on site.

We trust that this letter, together with the other information submitted through the Planning Portal, provides you with sufficient information for you to consider our proposals and that following some consideration you will give your approval to enable us to discharge these conditions and commence the approved construction of the proposed extensions to the basement of the existing building.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Hough', written in a cursive style.

John Hough