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Dear Sir or Madam

2nd May 2016

Re: Project N^o. 1604 - 11 Prince Albert Road – Approval of details reserved by condition.

On behalf of Harrison Varma Ltd, an application is hereby made to discharge the following planning consent conditions 2016/5656/P Conditions 4 and 5. I have assigned letters (A-L) to each of the requirements cited below for ease of reference.

2016/5656/P Condition 4 states:

“Before any works commence on site, details shall be submitted to and approved by the Council to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- A. a tree protection plan (TPP) showing the location and nature of tree protection measures
- B. appropriate working processes in the vicinity of trees
- C. details of an auditable system of site monitoring
- D. details of the design of building foundations where these may impact trees
- E. details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site.

The development thereafter shall be implemented in strict accordance with the approved details.”

Our Arboriculturalist, Adam Hollis of Landmark Trees, has prepared an Arboricultural Method Statement to cover all the above. Note that items D & E are dealt with by paragraph 1.3.3 (such that no submission is required).

2016/5656/P Condition 5 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 Council. Such details shall include:

- F. scaled plans showing all existing and proposed vegetation and landscape features
- G. a schedule detailing species, sizes, and planting densities
- H. location, type and materials to be used for hard landscaping and boundary treatments
- J. specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.
- K. details of any proposed earthworks including grading, mounding and other changes in ground levels.
- L. a management plan including an initial scheme of maintenance

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. “



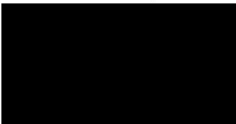
Our specialist landscape designer Alfie Bines Gardens has prepared a Planting Plan and Planting Schedule for items F & G. Item J is covered by the aforementioned Arboricultural information. A landscape maintenance plan by ABG is submitted for item L.

Harrison Varma landscaping plan drawing and detailed drawings (*11PAR_HV_SL_00_DE_B21_051 Revision P06, 11PAR_HV_SL_00_DE_B21_052 Revision P06, & 11PAR_HV_SL_00_DE_B21_053 Revision P05*) were submitted as part of application 2016/5656/P and are cited on the decision note. We believe these cover items H & K, they are included again for reference.

Payment will have been electronically made at the time of submission.

Please let us know if you have any questions or require further information to discharge this condition.

Yours faithfully,



Andrew Perkins RIBA
On behalf of Wolff Architects Limited

