

# Application for Discharge of Conditions Relating to 2017/0245/P - 17 Redington Gardens

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## Introduction:

This document, in conjunction with the attached document '*landscape Package*' from Anna French Associates, is submitted to Camden Council for the discharging of the planning conditions attached to the approved planning submission at 16 & 17 Redington Gardens, planning reference 2017/0245/P. We look forward to your response, and welcome any feedback throughout the process.

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## Applicant :

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## Submission Date :

May 2017

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## Planning Authority :

London Borough of Camden

# Planning Conditions 01 & 02

Planning Condition 01 - The development hereby permitted must be begun not later than the end of three years from the date of this permission.

- Construction will begin within 3 years of the date of planning consent 23.03.2017

Planning Condition 02 - All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

- Development will proceed in accordance with the condition above. As such the services of brick matching agents have been employed. A number of suitable bricks have been noted as potential matches, one of which has been demonstrated below:

Potential Match:  
Ibstock West Hoarthy



Existing Brickwork



Sample bricks will be delivered to site and the match will be chosen.

It is also noted that the contractor will be seeking to salvage as many bricks as possible from areas of removed brickwork during the construction. These will be mixed in with the new bricks to ensure a continuity across the elevations between old and new.

## Planning Conditions 03 & 04

Planning Condition 03 - Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing.

The client has appointed landscaped architects Anna French Associates to provide full details of the tree protection measures that will be adhered to by the contractor during construction. These details follow guidelines and standards set out in BS5837:2012. This can be found on page 7 of the attached document '*Landscape Package*'.

Planning Condition 04 - 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.

The client has appointed landscaped architects Anna French Associates to provide a full detailed design of the soft and hard landscaping across the site. This includes a full plan, plant specification, lighting proposal, and material specification. This information can be found in the attached document '*landscape Package*'.

## Planning Conditions 05 & 06

Planning Condition 05 - All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner.

- The development will proceed in accordance with the plans providing by Anna French Associates, upon approval of the relevant planning condition. Works shall be carried out no later than the end of the planting season following completion of the construction works.

Planning Condition 06 - The development hereby permitted shall be carried out in accordance with the following approved plans:

Design Statement, 03.1, 03.2, 03.3, 03.4, 03.5, 03.6, 03.7, A.02.001, A.02.100, A.02.101, A.02.102, A.02.103, A.02.104, A.02.200A, A.02.201, A.02.202, A.02.301A, A.02.302A, A.02.303A, A.02.304, A.02.305, A.02.306 and A.02.307.

- The development will proceed in accordance with the approved drawings and documentation listed above.

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