

London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

Date: 27 June 2017
Our ref: 14471/DG/KB/13689112v3
Your ref: PP-05938750

Dear Sir / Madam

16 Millfield Lane, London: Application for Approval of Details Reserved by Conditions 4, 5, 6, 8 and 10 Pursuant to Planning Permission 2015/5899/P

On behalf of our client, Cold As Ice Ltd, we have today submitted an application to discharge conditions 4, 5, 6, 8 and 10 of planning permission 2015/5899/P, which relates to 16 Millfield Lane, London, N6 6JD.

Application Submission

The application comprises the following:

- 1 Application Forms completed and signed;
- 2 Site Location Plan, reference 24818/LP/01;
- 3 A copy of Planning Permission ref. 2015/5899/P; and
- 4 The Documents and Drawings outlined in Table 1 at the end of this Letter.

The planning application fee of £97.00 has been made over the phone, quoting the planning portal reference number (PP-05938750). We would be grateful if you could confirm receipt.

Application Context

The site is located on Millfield Lane to the east of Hampstead Heath and comprises a large 3-storey detached dwelling. The site has one existing point of access and egress for both pedestrian and vehicles which is located to the south east of the site. It comprises electric gates leading to a hard surface driveway.

On 05 September 2016 planning permission (ref. 2015/5899/P) was granted for the:

“Creation of a new driveway entrance/exit, including a new vehicle crossover, demolition of existing entrance gate, erection of fencing across the existing entrance and the removal / replacement of trees”

This application seeks to discharge condition 4, 5, 6, 8 and 10 of the above planning permission, in order that they may commence development.

The conditions and information provided to discharge each, is as follows:

Condition 4 (2015/5899/P)

Condition 4 of the planning permission states:

“Prior to the commencement of the development, details of all proposed Access Facilitation Pruning shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS399:2010.

Reason: To ensure the preservation of the amenity value and health of the tree in accordance with the requirements of policy CS15 of the London Borough of Camden Development Policy Framework Core Strategy and policy DP25 of the Development Policies.”

The accompanying Arboricultural Method Statement confirms that no tree pruning is required in order to undertake the proposed works. This is set out in paragraph 4.1.

Condition 5 (2015/5899/P)

Condition 5 of the planning permission states:

“Details shall be submitted to and approved by the Council before any works commence on site to demonstrate how all trees on the site, or parts of trees growing from adjoining sites, unless shown in the permitted drawings as being removed, shall be retained and protected during construction works. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- *A tree protection plan (TPP) showing the location and nature of tree protection measures*
- *Appropriate working procedures in the vicinity of trees*
- *Details of an auditable system of site monitoring*
- *Details of the design of building foundations*
- *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.*

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.”

The accompanying Arboricultural Method Statement and Tree Protection Plan (reference 9452-KC-XX-YTREE-TPPO1 Rev A) set out how the trees will be retained and protected on site during construction works. These documents should be read in conjunction with one another.

The Statement sets out (in Sections 5 – 8) appropriate working procedures in the vicinity of the trees, including the sequence of works, requirements of the construction process and general site care. Paragraph 7.4 confirms that no building foundations are required to achieve the proposal. Section 11 of the Statement sets out the new service trenches required to supply the new gates and it describes localised excavations. The final section (Section 13) of the Statement sets out the site monitoring process.

Condition 6 (2015/5899/P)

Condition 6 of the planning permission states:

“No development shall take place until 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 include:

- Scaled plans showing all existing and proposed vegetation and landscape features*
- A schedule detailing species, sizes and planting densities*
- Location, type and materials to be used for hard landscaping and boundary treatments*
- Specifications for replacement trees, including at least two specimens with minimum size of Advanced Heavy Standard with a girth of 16 – 18cm, taking to account the standards set out in BS8545:2014*
- Details of any proposed earthworks including grading, mounding and other changes at ground levels*
- A management plan including initial scheme maintenance*

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

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.”

The accompanying Arboricultural Method Statement (Sections 9, 10 and 12), the Soft Landscaping Plan (reference. 9452-KC-XX-YTREE-SLP02 Rev A) and the Tree Protection Plan (reference. 9452-KC-XX-YTREE-TPP01 Rev A) outline the details of hard and soft landscaping , boundary treatments and earthworks. Details of existing and proposed vegetation are set out on the Soft Landscaping Plan. The Plan also includes a Schedule detailing species, sizes and planting densities and information on planting and a protection and management plan. The Method Statement Template provides details of the works required to lay the proposed hard landscaping.

Condition 8 (2015/5899/P)

Condition 8 of the planning permission states:

“No development shall commence until plans demonstrating the levels of the interface of the Development, the boundary of the Property and the public highway have been submitted to and approved by the Council in writing.

Reason: To ensure that the safety and efficiency and the quantity of the road network is maintained in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies”.

The accompanying ‘Proposed Cross Over – Plans’ (references. 24818/16MR/L/07) shows the levels of the interface of the development, the boundary of the property and the public highway.

Condition 10 (2015/5899/P)

Condition 10 of the planning permission states:

“Prior to the commencement of development details of porous surfacing (including its depth) for the vehicle access & parking area shall be submitted to and agreed in writing by the local planning authority.

Reason: To ensure that the quality of the highway is maintained in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies”

The accompanying Method Statement Template sets out the details of porous surfacing and how it will be installed. It confirms the surface specification and depth.

Concluding Remarks

We trust that the above information and supporting documents is sufficient to validate and determine the application. We will be in contact to confirm this, however in the meantime if you have any questions please do not hesitate to contact my colleague Owain Nedin or me.

Yours sincerely



Katie Brown
Planner

Table 1 Documents and Drawings

Document	Reference	Prepared by
Condition 4, 5 and 6		
Arboricultural Method Statement		Ian Keen Limited
Soft Landscape Plan	9452-KC-XX-YTREE-SLP02 Rev A	Ian Keen Limited
Tree Protection Plan	9452-KC-XX-YTREE-TPP01 Rev A	Ian Keen Limited
Method Statement Template – Driveway Reconfiguration	E5660	All Done
Condition 8		
Proposed Cross Over – Plans	24818/16MR/L/07	Cluttons LLP
Condition 10		
Method Statement Template – Driveway Reconfiguration	E5660	All Done