



**GERALDEVE**

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**FAO Jonathan McClue**

12 September 2018

**Our ref: LJW/CKE/LOB/J10346**

**Your ref: 2018/0663/P**

Dear Sir

**Town & Country Planning Act 1990 (as amended)**  
**Stephenson House, 75 Hampstead Road, NW1 2PL**

**Partial discharge of planning condition 8 of planning application ref: 2018/0663/P**

We write on behalf of our client, Lazari Properties 2, to submit an application to partially discharge planning condition 8 attached to planning permission 2018/0663/P.

Planning Permission (ref: 2017/3518/P) was granted on 8 March 2018 for:

"Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works".

An application for minor material amendments (ref: 2018/0663/P) under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission 2017/3518/P was approved on 2 July 2018 for:

"Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)) namely to demolish 60% of the existing primary structure (as opposed to 30%) and to increase the overall height of the building by 450mm."

Planning condition 8 of permission 2018/0663/P states:

**“Prior to the commencement of any works on site, details demonstrating how trees to be retained during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 from damage in accordance with the approved protection details”.**

At this point in time, the consultant team are in the process of finalising the details of the construction phase with regards to the services coming into the site from the east (by the trees), what processes will be used for finishing the eastern elevation of the new structure, as well as the final details in relation to the landscape architect proposals for paving around the roots of the trees.

As such, a Tree Protection Plan and Method Statement for the construction phase would be premature at this stage and the details would only need to be re-considered and revised again once the details of the construction phase were finalised.

Therefore, we are seeking to partially discharge condition 8 relating to the demolition phase only, in order to commence works on site in accordance with the works programme. The remaining part of the condition, relating to construction, will be discharged in due course.

Accordingly, we enclose the following information for your approval to partially discharge condition 8 relating to the demolition phase only:

- Completed Application Form;
- Arboricultural Method Statement – Demolition Phase, prepared by Arborhelp.

The application fee of £116 has been paid via the Planning Portal.

We look forward to receiving notice of your receipt and validation of this application. If you have any questions, please do not hesitate to contact Caroline Keane (020 7333 6245) or Laura O'Brien (020 7333 6355) of this office.

Yours faithfully,



**Gerald Eve LLP**

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