
From: Leong Chris [REDACTED]
Sent: 04 October 2018 17:27
To: McClue, Jonathan
Subject: TfL Comments - 2018/4401/P Stephenson House, 75 Hampstead Road, London, NW1 2PL

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Dear Jonathan,

TfL Spatial Planning Reference: 18/3424

Borough Reference: 2018/4401/P

Location: Stephenson House, 75 Hampstead Road, London, NW1 2PL

Proposal: Partial discharge of Condition 8 (tree protection) for the construction phase only of 2018/0663/P dated 02/07/2018 (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)

Thank you for consulting TfL with regard to the above planning application.

The site is on A400 Hampstead Road, which is part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

Whilst the recommendations for pruning are not unreasonable in themselves, we have always maintained these trees with canopies that extend to ground level. Therefore, we would like to know if there are specific reasons for this work being recommended, i.e. to facilitate construction works or if the development could proceed without this pruning.

It is desired for the applicant to find an alternative methodology to avoid pruning and unless the reasons for pruning are robustly justified, it would not be supported by TfL.

As a result, TfL does not currently support the partial discharge of Condition 8 (tree protection) for the construction phase of planning permission ref: 2018/0663/P (Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 at the site mentioned above, pending further discussions with the applicant to address TfL's concerns.

Kind regards,

Chris Leong

Assistant Planner | Spatial Planning (North), City Planning | Transport for London
9th Floor – 9B5 | 5 Endeavour Square, Westfield Avenue | London E20 1JN



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