

14 February 2019



Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Abigail Heraty  
E: abigail.heraty@savills.com  
DL: +44 (0) 20 75353341  
M: +44 (0) 7870999100

33 Margaret Street  
London W1G 0JD  
savills.com

Dear Sir/Madam

**70 Elsworthy Road, London NW3 3BP**  
**Approval of details Reserved by Condition 6 and 8**

On behalf of the applicant, Mr R Beecham, please find enclosed an application for the details as required by conditions 6 and 8 of planning permission Application ref: 2015/4684/P

Planning permission was granted in August 2016 for:

*“Erection of a 2 storey, 7 bed dwellinghouse with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse; extension of new basement under existing mews dwelling; alterations to fenestration and rear elevation of mews dwelling; associated landscaping works”.*

In granting this consent, a total of 15 conditions were placed on the planning permission. This submission provides information in order to **discharge conditions 6 and 8**.

In addition to this covering letter, please find the following enclosed:

- Application Form
- Plant Schedule (prepared by Green Square Designs)
- Landscape Proposal (prepared by Green Square Designs)
- Arboriculture Impact Assessment (prepared by Arbol Euro Consulting)

The appropriate application fee of £116 + £20 Planning Portal fee will be paid online.

**Condition 6 (Plant Schedule) states:**

*“Prior to the commencement of works, details of replacement tree planting (including details of replanting species, position, date and size, where applicable) shall be submitted to and approved by the local planning authority.”*

The accompanying Plant Schedule illustrates the quantity and size of the replacement plants for the development. Additionally, the supplementary Landscape Proposal demonstrates the positioning of the replacement plants and ensuring a high quality of landscaping on the development, as required in Condition 6.

**Condition 8 (Landscape Proposal) states:**

*“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 to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012 and shall include a tree protection plan and arboricultural method statement. The entire length of the eastern line of excavation within root protection areas of trees to be retained shall be carried out by hand using clean, sharp hand tools under arboricultural supervision. A pre-commencement meeting shall take place with the appointed arboriculturalist and the LPA's tree officer to ensure all tree protection measures are in place and the eastern line of excavation referred to in this condition within RPAs has been carried out as referred to in this condition.”*

The accompanying Arboriculture Impact Assessment prepared by Arbol Euro Consulting was submitted as part of the original planning application (2015/4684/P). The Arboriculture Impact Assessment provides a tree protection plan for the development, which illustrates how the trees on the site and the trees of the adjoining properties will be protected during construction works, as required in Condition 8.

It is considered that the information submitted satisfies the requirements of Condition 6 & 8. However, should you have any queries please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Savills" or a similar name, written in a cursive style.

**Abigail Heraty  
Graduate Planner**