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Our Reference: 13DH

20 December 2019

Dear Sirs,

13 DOWNSHIRE HILL, LONDON NW3 1NR
EXCAVATION OF SINGLE STOREY BASEMENT AND ERECTION OF A SINGLE STOREY REAR EXTENSION
PLANNING PORTAL REFERENCE – PP-08386085

In June 2017, planning permission 2016/4511/P granted conditional consent for the 'excavation of single storey basement and erection of a single storey rear extension'.

Prior to the commencement of works, there are three conditions that require details to be submitted to and approved by the LPA, namely conditions 4, 5 and 6. This application provides the requested details. In summary;

Condition 4

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout the duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointees' responsibilities shall be submitted to an approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

The applicants have instructed Marc Stone BEng CEng FStructE, Partner at Train and Kemp. Train and Kemp are a Civil and Structural Engineering Consultancy. Marc Stone has over 30 years' experience in the construction industry. <http://www.trainandkemp.co.uk/index.php/about-us/team/3-marc-stone>

Marc has been instructed to provide full structural design overview of the project.

Condition 5

Before any works commence on site, details shall be submitted to an approved by the Council to demonstrate how 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 during construction work.

Such detail 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 processes in the vicinity of trees*
- *Details of an auditable system of site monitoring*
- *Details of the design of building foundation where these may impact trees*
- *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. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of this permission shall be replaced by trees of a similar size and species to those affected.

We enclose the following relevant information;

- **Arboricultural Pre-Commencement Site Meeting Note, prepared by Challice Consulting**
- **Tree Protection Plan (TPP-CC/1634 AR4132 Rev 1).**

Condition 6

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 Council. Such details shall 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
- Specification for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014
- Details of any proposed earthworks including grading, mounding and other changes in ground levels
- A management plan including an initial scheme of maintenance.

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

We enclose the following;

- **Landscape masterplan (243-PL-001)**
- **Planting Plan (including Maintenance Scheme) (243-PL-002)**

We trust that the above and the information submitted via the Planning Portal is sufficient for you to register and validate this planning application. Should you have any questions or require any further information, please do not hesitate to contact us.

Yours Sincerely,



Mandip Sahota
Partner