

20 December 2019  
**Delivered via Planning Portal (PP-08385399)**

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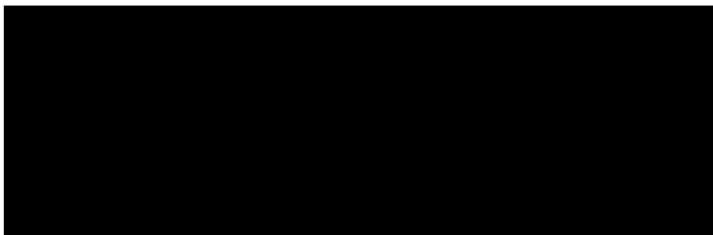
Dear David

**CENTRAL SOMERS TOWN, COVERING LAND AT POLYGON ROAD OPEN SPACE, EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE, LONDON NW1 1EE  
APPLICATION TO DISCHARGE CONDITION 48 (REF: 2015/2704/P)**

On behalf of our client, Brill Place Limited, please find enclosed an application to discharge condition 48 'Tree Protection' of planning permission reference 2015/2704/P (dated 14 October 2016) for the following proposed development:

*Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:*

- *Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;*
  - *Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);*
  - *Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;*
  - *Plot 4: Replacement school (Use Class D1) ;*
  - *Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);*
  - *Plot 6: 14no. residential units; and*
- Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).*



*Provision of 11,765 sqm of public open space along with associated highways works and landscaping.*

The submission covers the following condition in respect of Plot 7 – the Brill Place Tower:

**Condition 48 'Tree Protection'**

"Prior to the commencement of any works for Plot 7, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. 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."

Enclosed with this application are a Method Statement and Tree Protection Plan, prepared by Arboricultural Solutions LLP, which describe how tree protection will be ensured during the development of Plot 7.

Please note: we would request that these details are also added to the file for pending application 2019/5882/P and that, should these details be considered acceptable, an amended condition is attached to the decision notice for that application, so that it reads as a compliance condition in relation to these submitted details.

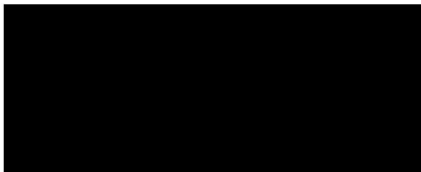
**Submission**

I hereby provide the following as part of the condition discharge application:

- Cover letter, prepared by Turley (this document);
- Application form, prepared by Turley;
- Method Statement for Development Works and Protection of Retained Trees at Brill Place (Plot 7), Prepared by Arboricultural Solutions LLP, dated December 2019;
- Tree Protection Plan, prepared by Arboricultural Solutions LLP, dated December 2019; and

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me.

Yours sincerely



Oliver Jefferson  
**Associate Director**

