



Our Ref: A113729-156 West End Lane: Condition 12

Development Management - Validation

London Borough of Camden
5 Pancras Square
Camden
London
N1C 4AG

13th February 2020

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS RESERVED BY CONDITION
PLANNING PORTAL SUBMISSION: PP-08491224**

156 WEST END LANE, WEST HAMPSTEAD, LONDON NW6 1UF

On behalf of our client, A2Dominion Developments Ltd, we write to submit details reserved by Condition 12 pursuant to planning permission dated 23rd June 2017 (2015/6455/P). The following details are submitted for approval:

- Completed Application Form
- Trial Pit Excavation results (including photos and location plan) undertaken by CGL UK.
- Section drawings (1-8) prepared by Iesis Group.
- The appropriate fee of £116.00 plus £25.00 Service fee will be paid by BACS payment.

Condition 12 states:

No development shall take place on site until details of the design of building foundations, with 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, shall be submitted to and approved in writing by the Local Planning Authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Methodology

In order to determine the foundation depth of the wall, four trial pits were excavated. These pits were excavated along the northern boundary wall, adjacent to the trees, which are located within the rear gardens of dwellings on Lymington Road and not within the site boundary (please refer to Location Plan CG/38293-001 prepared by CGL UK).

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**Results**

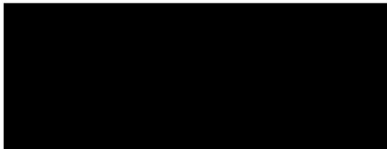
The results from the excavation show that the underside of the wall foundation ranges from 1.6m to 1.9m, below existing ground levels (please refer to Sections and photographs TP1 - 4). Such deep wall foundations indicate that it is highly unlikely that the roots of the off-site trees will proliferate within the site. As a consequence, no damage to roots, as a result of construction activity is anticipated. The sections, and results and photographs from the trial pit excavation are attached. The revised Arboricultural Report (June 2016) and Tree Plans prepared by Crown Consultants (approved under the original planning permission) are also included for your reference.

Conclusion

It has been demonstrated that the development will not have an adverse effect on the existing trees, which are located within the neighbouring rear gardens of Lymington Road and accordingly the character and amenities of the area are maintained in accordance with Policy CS15 of the Core Strategy.

I trust that the information provided will allow the application to be validated and the determination process to progress. If you require further information, please do not hesitate to contact me.

Yours sincerely,



Julie Mc Laughlin
Associate
WYG Environment Planning Transport Limited