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CHARTERED SURVEYORS

13 January 2020

Planning and Regeneration
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
81 AVENUE ROAD, LONDON, NW8 6JD
DISCHARGE OF CONDITION 8 PURSUANT TO PLANNING PERMISSION REF: 2016/5197/P

On behalf of our client, Mrs. V. Mirchandini, please find enclosed an application for the discharge of condition 8 of planning permission 2016/1261/FUL, dated 13 April 2017. Permission was granted for:

"Erection of a 3 storey, single family dwelling house (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwelling house"

Condition 8 (Hard and Soft Landscaping) of the permission requires that:

"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*
- specifications 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*

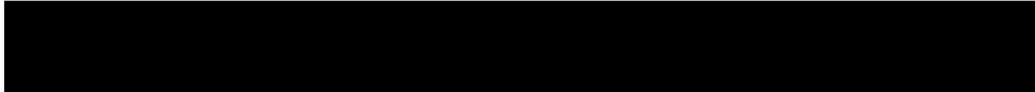
The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

To discharge this condition, the following information, prepared by Green Square Design is submitted:

- Existing Site Plan;
- Stage 1 – Layout plan rear garden;
- Stage 1 – Layout plan front garden;
- Plant Schedule letter, dated 23 December 2019;
- Hard Landscaping and Management and Maintenance Plan.

There are no replacement trees or changes in ground levels proposed as part of this development.

Administrative Matters



We trust that the enclosed information is sufficient for you to be able to register and validate the application. However, please do not hesitate to contact either James Huish [redacted] or Aira Temporal [redacted] should you require any additional information or have any queries on the enclosed.

Yours sincerely



Montagu Evans LLP

Enc.