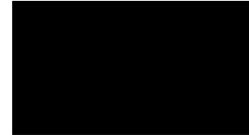


■ Edinburgh
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CHARTERED SURVEYORS

TM/JH/AT/PD12750



23 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 10 (Tree Protection) of the permission requires that:

"Before any works commence on site, details shall be submitted to and 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 details 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 foundations*
- *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."

To discharge this condition, an *Arboricultural Report* has been prepared by Martin Dobson Associates, which responds to requirements of Condition 10.

The Tree Protection Plan is provided at Appendix MD2 of the report, which identifies the location of tree protection fencing and ground protection around the trees both within and adjacent to the Site. The Report also sets out the appropriate working processes that will be put in place to ensure that no trees are harmed during construction.



All in ground drainage is to be connected into the existing drainage network within the site. The proposed dwelling would also utilise existing statutory services within the site, which will negate the need to trench into the road for new connections. This is shown in the extracts from the Drainage Plan, which includes the CCTV survey drawing and the preliminary drainage strategy drawing from Elliot Wood.

The proposed building foundations are outlined within the drawings provided by Elliot Wood in their Structural Report, submitted with the application. The foundations were designed to avoid all root protection areas. The piling line is the furthest most extent of the foundations and this sits out sits outside of the root protection areas.

Administrative Matters

[REDACTED]

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

[REDACTED]

Montagu Evans LLP

Enc.