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Application ref: 2019/2710/P

Date: 18th June 2020

For the attention of Camden Planning

Dear Sim / Madam,

I am writing this statement in support of our application to vary a condition on our planning application ref. 2019/2710/P, amended from 2018/4749/P. The application relates to Condition 4;

"Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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."

The inclusion of this condition on the original application was discussed with the case officer and agreed by my colleague Melissa Robinson via email on 18th December 2018. Unfortunately this was overlooked at the time and Melissa subsequently left on maternity leave, the detail of the condition was consequently forgotten by MW Architects. The works relating to this application were commenced on 11th February 2019 and the approved drawings were amended by a later MMA application, ref.2019/2710/P.

The works relating to this application are now nearly complete. During the works no fencing to create an exclusion zone was erected and as the contractors had a temporary site welfare facility in the bottom corner of the site the area around three lime trees indicated was subject to foot traffic and light machinery. This may have caused some soil compaction and there is the potential that this may have inadvertently caused damage to the root zone through asphyxiation.

Camden notified MW Architects that Condition 4 had not been discharged prior to the commencement of works on site. Following this notification some initial steps were taken on the advice of our Arboricultural Consultant Trevor Heap's analysis including the erection of a fence to create a construction and storage exclusion zone and a wider area outside of this protected by the application of a compressible layer of bark chippings with ply sheeting on top. In addition to this the whole area was decompacted by hand using garden forks (please see Arboricultural Consultant's report for further detail).

MW Architects have procured a quotation from a sub-contractor, GoRoots the Hydroseeding and Decompaction Company, to airspade the entire area indicated by the CEZ and Ground Protection area included on drawing number TH/A3/2373/TPP. This will further decompact the area.

The mitigation works outlined above demonstrate the efforts undertaken to mitigate any potential harm that may have inadvertently been caused during the implementation of this application.

In order to resolve the outstanding condition we have submitted a Section 73 application to vary the condition. As the works on site commenced on 11th February 2019 we are unable to comply with the 'prior to commencement' element of the condition at this stage. Consequently we wish to vary the pre-commencement condition whilst demonstrating that any potential damaged has been mitigated and that the trees are now protected.

LUKE NAGLE

For and on behalf of Matthew Wood Architects Ltd.