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PLANNING and DEVELOPEMENT

London Borough of Camden
Second Floor
5 St Pancras Square
C/o Town Hall, Judd Street
London WC1H 9JE
5 March 2021

Dear Sofie Fieldsend

Re: 19 WELL ROAD, LONDON NW3 1LH

Application for the discharge of conditions of PLANNING PERMISSION 2018/6349/P

On behalf of Christian and Florence Edelmann, I write to submit a discharge of condition application in respect of Conditions 4, 5, 7 and 9 of Planning Permission Ref: 2018/6349/P approved on 22nd September 2020, at 19 Well Road, London NW3 1LH, for the following development: “Extension to existing Basement under front garden including 2 light wells”, as follows:

CONDITION 4: No demolition or development shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority and until the measures of tree protection identified in the approved Tree Protection Plan have been fully implemented. The Tree Protection Plan shall thereafter be retained and maintained for the duration of the demolition and construction period. (Reason: Development must not commence before this condition is discharged to ensure the retention of, and avoid irrevocable damage to, the retained trees on the site that represent an important visual amenity for the locality and the wider surrounding area in accordance with Policy A3 of the Camden Local Plan 2017 and Policy BA1 of the Hampstead Neighborhood Plan 2018.

*In accordance with Condition 4, please find enclosed the required Tree Protection Plan (**DRAWING No 1**), which outlines the Tree protection Zones and key Root Protection Areas, further information can be found within the Arboricultural Report provided by Marcus Foster and submitted previously but included again with this application for completeness*

CONDITION 5: No demolition or development shall commence until full details of hard and soft landscaping and means of enclosure (boundary treatments) of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. (Reason: In the interests of ecological value and visual amenity in accordance with Policies A3, A5, D1 and D2 of the Camden Local Plan 2017 and Policies NE2 and NE4 of the Hampstead Neighborhood Plan 2018.)

*In accordance with Condition 5, please find enclosed the Existing Soft and Hard Landscaping (**DRAWING No 2**) and the Proposed Scheme of Soft and Hard Landscaping (**DRAWING No 3**) that include the planting schedules for the retained and new plants.*

Please note that existing boundary elements such as trees, walls, fences, gates shall be retained, with no changes in ground levels throughout.

It is proposed to reinstate the Limestone areas and steps at the existing levels with the appropriate falls.

The planter retaining walls for shrubs and bedding plants are to be reinstated as presently arranged with brickwork to match the main house to be approved by the Conservation Officer on site.

The area of Encaustic and Geometric Floor tiles are to be relaid as per the method statement in T Walters email of 16th May 2019 and 15th Feb 2020

The ceramic retaining walls to be rebuilt as per the annotations in the approved plan WR_E002.

The present area of AstroTurf is to be replaced (exactly as presently arranged), with a premium lawn from turf, laid on prepared ground, fertilized and with topsoil as required.

CONDITION 7: No demolition or development shall commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works. (Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policy A5 of the Camden Local Plan 2017.)

In accordance with the Condition 7, Duncan Walters Esq. BSc. MSc. CEng. MIStructE. of Eckersley O'Callaghan Structural Design Practice, 9th Floor, 236 Grays Inn Rd, Holborn, London WC1X 8HB has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.

CONDITION 9 Prior to commencement of development details of the sustainable urban drainage system (SUDS) shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter retained and maintained. (Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies A5, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.)

*In accordance with Condition 9, find enclosed Surface Water Drainage (SUDS) (**DRAWING No 4**), proposing a sustainable surface water drainage system, indicated by the limestone paving laid to falls to the gulleys and on to a new manhole fitted with a Hydro-Brake Optimum Vortex Flow Control Unit, permitting a maximum outflow of 2 litres per second. (It should be noted that the Gov.UK website and the Camden Geological, Hydrogeological and Hydrological Study show the property to be remote from areas of historic flooding or noted as an area with potential to be at risk from surface water flooding.*

SUMMARY

The information provided is hereby submitted in relation to the Conditions 4,5,7 and 9 attached to the Planning Permission ref: 2018/6349/P approved on 22nd September 2020, at 19 Well Road, London NW3 1LH, for the following development: “Extension to existing Basement under front garden including 2 light wells”.

We trust that the above information and the submitted documents are satisfactory, and look forward to receiving acknowledgement of this submission.

However please do not hesitate to contact me if you wish to discuss this application.

Kind regards

Ted Walters

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