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17th March 2021

Planning Statement
Planning Portal Ref: PP-09648074

APPROVAL OF DETAILS RESERVED BY A CONDITION(S) – APPLICATION FOR THE DISCHARGE OF CONDITION 6, CONDITION 9 AND CONDITION 10 RESPECTIVELY OF PLANNING APPROVAL 2020/0358/P

Application Address: 76 Lawn Road, London NW3 2XB
Planning Approval Ref: 2020/0348/P

Cousins & Cousins Architects has been instructed by our client to prepare an application for the approval of details reserved by a condition(s). This application submits details for the local authority's approval, in order to discharge the following:

- Condition 6
- Condition 9
- Condition 10

Description of Approved Development as shown on the Decision Letter:

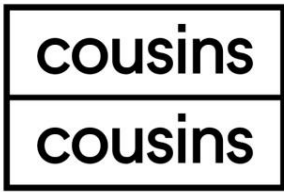
'Construction of a single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace, fenestration alterations; front railings, and associated landscaping works'.

Condition 6 – Submission of Details – Hard & soft landscaping and means of enclosure: including details of 1no. Yew Tree to the rear garden and 1no. deciduous Magnolia tree to the front garden.

'No below ground construction work 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 local planning authority in writing. Such details shall include details of 1 no. Yew tree in the rear garden and 1 no. deciduous Magnolia tree in the front garden of the property. Both trees should be 14-16cm in circumference at 1m above the root balls at the time of planting and be planted no less than 750mm from any structure. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'

Submission of Details:

In accordance with the planning approved drawings, please find appended to this application; drawing package '20007_Proposed External Landscaping'. The drawing package includes the proposed landscape plans for the application site and details the proposed external materials and means of enclosure proposed. Please note; the proposed position of the new Yew tree to the rear garden and single deciduous Magnolia tree are highlighted in blue on each plan. The specification of each tree is listed respectively for approval:



Tree Species: Taxus Baccata (Yew)
Location: Rear Garden (refer to Landscape Plans)
Tree Stem: Single Stem
Tree Stem Size: 140-160mm in circumference at 1m above the root balls at planting.
Planting Requirements: The tree should be no closer than 750mm away from any structure.
Longevity: Should the tree die within a 5 year period of planting, it is to be replanted under the same specification and before the close of the next planting season.

Tree Species: Magnolia x soulangeana (Deciduous Magonlia)
Location: Front Garden (refer to Landscape Plans)
Tree Stem: Single Stem
Tree Stem Size: 140-160mm in circumference at 1m above the root balls at planting.
Planting Requirements: The tree should be no closer than 750mm away from any structure.
Longevity: Should the tree die within a 5-year period of planting, it is to be replanted under the same specification and before the close of the next planting season.

Condition 9 – Submission of Details: Protection Of Trees During Construction

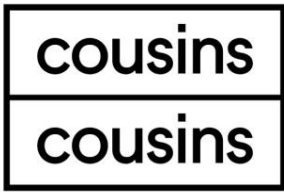
‘Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in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

Submission of Details:

Details of the proposed tree protection plan are stipulated in the appended ‘Arboricultural Method Statement’ (BS5837:2012), as prepared by Richard Parmee of AGB Environmental Ltd. The report covers a comprehensive method statement and includes a tree survey schedule, tree protection plan and the necessary tree protection notice as required.

Condition 10 – Submission of Details: Appointment of Chartered Engineer.

‘The development hereby approved shall not 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.’



Submission of Details:

Details of the appointed Structural Engineer, responsible for inspecting, approving and monitoring the critical elements of the permanent basement and above ground structural works, as well as the temporary basement and above ground structural works, for the duration of the construction period until completion, are listed below:

Jampel Davison & Bell

Studio 6, Bickerton House,
26-27 Bickerton Road,
Archway,
London N19 5JT

Appointment of Jampel Davison & Bell is confirmed and contracted in accordance with The Association of Consulting Engineers [ACE] Agreement B (1) 2002 [Revised 2004].

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We trust all necessary information has been provided in order to validate and determine this application and discharge Conditions 6, 9 & 10 of planning approval Ref: 2020/0348/P.

If you require any further information or wish to arrange a site visit to the application site, then please do not hesitate to contact us.

Kind Regards

Nicholas Rose

Architect

Cousins & Cousins Architects

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