

28/05/21

RE: 80 Lambie Street, NW5 4AB Release of Conditions Application (2019/6436/P)

FAO Camden Planning Department

Please see below details relating to the pre-commencement conditions attached to the approval notice for the above planning application, along with references to submitted documents and specification information. Submitted documents as follows:

- 0072_30_10 Proposed Ground Floor Plan
- 0072_30_11 Proposed First Floor Plan
- 0072_30_60 Proposed Green Roof Details
- 0072_30_Release of Conditions 01 Letter (this document)
- HayBase by OR (2019)
- Components 2020
- Maintenance 2020
- Arc-Environmental Desktop Study Report (split into multiple files due to size)

Condition 5

Condition wording:

Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used*
- iii. full details of planting species and density*

Response/ submission of details:

Green roof to be Organic Roofs 'HayBase 50 Lightweight Wildflower' system, supplied and installed by Organic Roofs.

See submitted drawings ref 0072_30_10, _11, 60 for information regarding the green roof system, with further details included in Organic Roofs specification documents ref:

- HayBase by OR (2019)
- Components 2020
- Maintenance 2020

The roof will be installed and maintained in accordance with Organic Roofs guidance, ensuring the longevity of the system. It was chosen to go with Organic Roofs as opposed to a typical sedum roof supplier due to the better performance and aesthetics of their systems. It also has a lower weight whilst achieving better health and growth of the plants.

The documentation submitted outlines the performance and sustainable nature of the system, including details regarding the planting species. Included are test results of the HayBase 50 system, with audits of the established roofs finding 15 species of native wildflower thriving, all of them target species for London Biodiversity Action Plan.

Condition 7**Condition wording:**

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.

Response/ submission of details:

There are 2 No trees located to the front of the building, to the pedestrian pavement area. These trees are not on the site itself but will be protected in line with BS5837:2012 to ensure they are not affected by the works. The extent of protective measures listed below are proposed to safeguard the trees, but subject to comments from Camden Council's Tree Officer due to the location of any protective barriers to the shared pavement/ road areas. Protection shall remain in place for the duration of the works.

Images of the trees are included below, also referenced of drawing 0072_30_10:



T1



T2

The works proposed are a retrofit of the existing building, with machinery limited by the existing door openings on site. The works will be carefully undertaken to ensure the protection of the 2 No trees throughout, especially on entry and exit of the site, and during the transfer of materials/ waste.

No works are proposed or required to the hard-standing area at the front of site or within the RPA's of the trees. The pavement remains un-touched, as does the structural slab to the building itself. Notes relating to the protection of these trees are outlined below:

Tree protection during demolition:

- Trees that are being retained on site will be protected by hoarding before any materials or machinery are brought onto the site, and before any demolition or development commences.
- Where demolition is proposed, access facilitation pruning should be undertaken if necessary to prevent injurious contact between demolition plant and the tree(s). In some cases, working space may be provided

by temporarily tying back tree branches. If required and proposed, pruning or tying will be undertaken in accordance with a specification prepared by an arboriculturist and submitted to and approved by the Council. However, due to the small size and modest canopies, the measures listed below should be sufficient to safeguard the trees.

- When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed to protect the underlying soil to the edge of the existing structure.
- All plant and vehicles engaged in demolition works should either operate outside the RPA or run on the ground protection. Where such ground protection is required, it should be installed prior to commencement of operations.
- Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as “top down, pull back”).

Barriers:

- Barriers to be installed to perimeter of trees for the duration of works.
- Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.
- Barriers to be formed from plywood hoarding, supported by and fixed to studwork within the frame. Hoarding to be constructed around areas of exposed soil, lining the perimeter of these spaces from ground level to the underside of the lowest branch. The extent and location of the hoarding can be seen on the submitted plan 0072_30_10.

Precautions away from trees:

- Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Such contact can result in serious damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees should be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning should be undertaken where necessary to maintain this clearance – see notes above for further details.
- Any materials whose accidental spillage would cause damage to a tree to be stored and handled well away.

Condition 8

Condition wording:

Before the development commences, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Response/ submission of details:

The cycle store is located to the secure storeroom to the east ‘wing’ of the building. This is fully enclosed and secured by a hardwood door allowing access from the pavement. This door will be fitted with a Banhams lock, as will the doors to the properties themselves.

See submitted drawing ref 0072_30_10 for further information.

Condition 9

Condition wording:

No development shall commence until:

(a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and
(b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Response/ submission of details:

See Arc-Environmental submitted information to respond to Condition 9. This report confirms no further measures are required on site in order to safeguard the site.

We look forward to your response, and approval of the conditions.

Yours Sincerely,

A handwritten signature in red ink, appearing to read 'H. Battey', with a stylized flourish at the end.

Henry Battey ARB
Partner

For and on behalf of Studio Hatcham Architects