

SMPlanning

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16 April 2021

Via email only

Dear Mr Dempsey,

DISCHARGE OF CONDITIONS 4 (GREEN ROOF) & 7 (TREE PROTECTION)

**PURSUANT TO PLANNING PERMISSION 2020/4176/P FOR THE ERECTION OF A GARDEN
OUTBUILDING**

47B CAVERSHAM ROAD, LONDON, NW5 2DR

On behalf of our client, Mr Dario Mitidieri, please find enclosed for your attention and consideration an application to discharge conditions 4 and 7 attached to planning permission 2020/4176/P, dated 31 March 2021.

Condition 4 states:

Notwithstanding the roof plan hereby approved, a green roof shall be installed to the outbuilding, full details of which shall be submitted to and approved by the local planning authority prior to commencement. The details shall include:

- i. a detailed scheme of maintenance;***
- ii. roof plan at a scale 1:50***

- iii. *sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;*
- iv. *full details of planting species and density.*

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme in perpetuity.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

In accordance with the requirements of this condition we enclose a set of drawings including sections and a roof plan, all at a detailed scale of 1:20 highlighting manufacturers details and a detailed schedule of maintenance. In addition, a Technical Specification Sheet from Enviromat is appended to the submission, highlighting the planting species and density.

We trust this is sufficient to fulfil the requirements of this condition.

Condition 7 states:

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.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

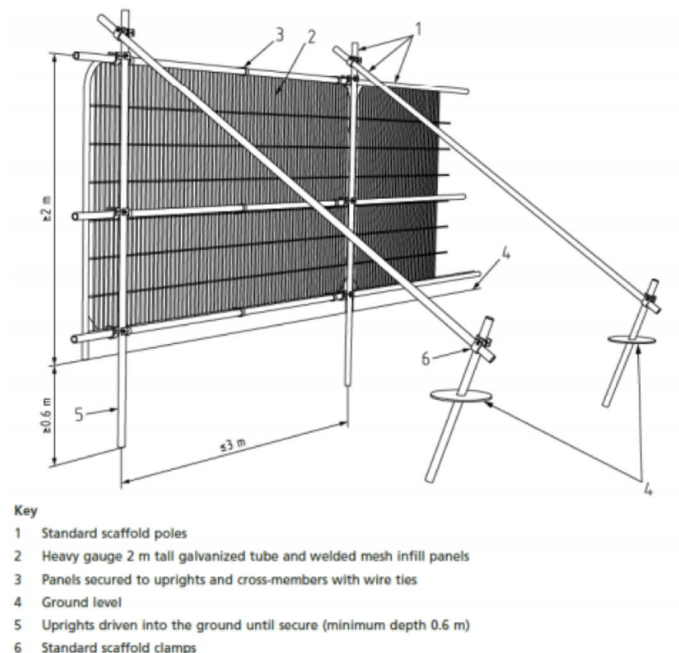
The parent planning application proposes the retention of the apple tree (demarked T2 on the proposed plans).

The planning permission will facilitate the erection of a garden outbuilding at the rear of the existing rear garden. No works are proposed proximate to the retained tree and tree pruning work is not required.

To ensure that the tree to be retained is afforded an adequate degree of protection during the works, the following general precautions, in general accordance with BS8545:2012 will be observed:

- No materials, equipment or debris will be stored within any of the barriered areas and no chemicals, petrol or diesel will be allowed to spill where they may contaminate the root protection areas of retained trees.
- All heavy plant, machinery, cranes and delivery vehicles shall be excluded from the areas demarcated for protection by tree protection barriers.
- No excavation will occur within the area around the tree.

Tree protection fencing will be erected around the subject tree in accordance with the specification from BS 5837:2012 below:



Barriers will be fit for purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree. Barriers will be maintained to ensure that they remain rigid and complete. The default specification is shown above. Care should be taken when locating the vertical poles to avoid underground services and structural roots.

The location for the tree protection fencing will be determined by the root protection area. All weather signs will be affixed to the barriers which, given the limited scale of the site, will remain visible to contractors at all times.



Documentation:

The application has been submitted via the Planning Portal and the submission comprises the following:

- Covering Letter

- Site Location Plan
- Elevations, Plans, Sections and a Schedule of Maintenance
- Enviromat Green Roof Technical Specification Sheet

I trust the commentary above is clear but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours sincerely

Allen Sacbucker
Associate
SM Planning