

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

A4 location plan, 20Chill/01.-1., 20Chill/ 11., 20Chill/02.-1. +(Landscape), 20Chill/03.-1., 20Chill/06.-2, 20Chill/06.-3, 20CHILL/ 07.-1., 20Chill/ 07.-2., 20CHILL/ 08., 20CHILL/ 08.-1., 20Chill/ 09.-1., 20Chill/ 09.-2., 20CHILL/ 13.B, 20Chill/14.-1.-A, 20CHILL/ 15.-B, 20CHILL/26, Construction Method for Lower Gr. Floor, Method of Construction in Section, (Draft) Construction Management Plan, Arboricultural Impact Assessment Report (Landmark Trees) 17th November 2017, Structural Assessment (Abbey Pynford) 25 November 2016, Desk Study and Basement Impact Assessment (Milvum) February 2018, Retaining Wall Calculations for Planning (LIM Engineering LTD) July 2018, Explanatory Visual, Visual of Exposed Structures, Chill/ V/ 01, Design and Access Statement (PM&A Architects&Engineers) 02.02.2018, Letter dated 27.07.2018 (PM&A Architects&Engineers).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Use of premises

The premises shall not be used as a standalone residential property.

Reason: The use of the premises as a standalone property would need to be fully assessed, in accordance with Camden Local Plan policies A1, H1, H4 and H6.

- 5 Tree protection

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 Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design demolition and 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.

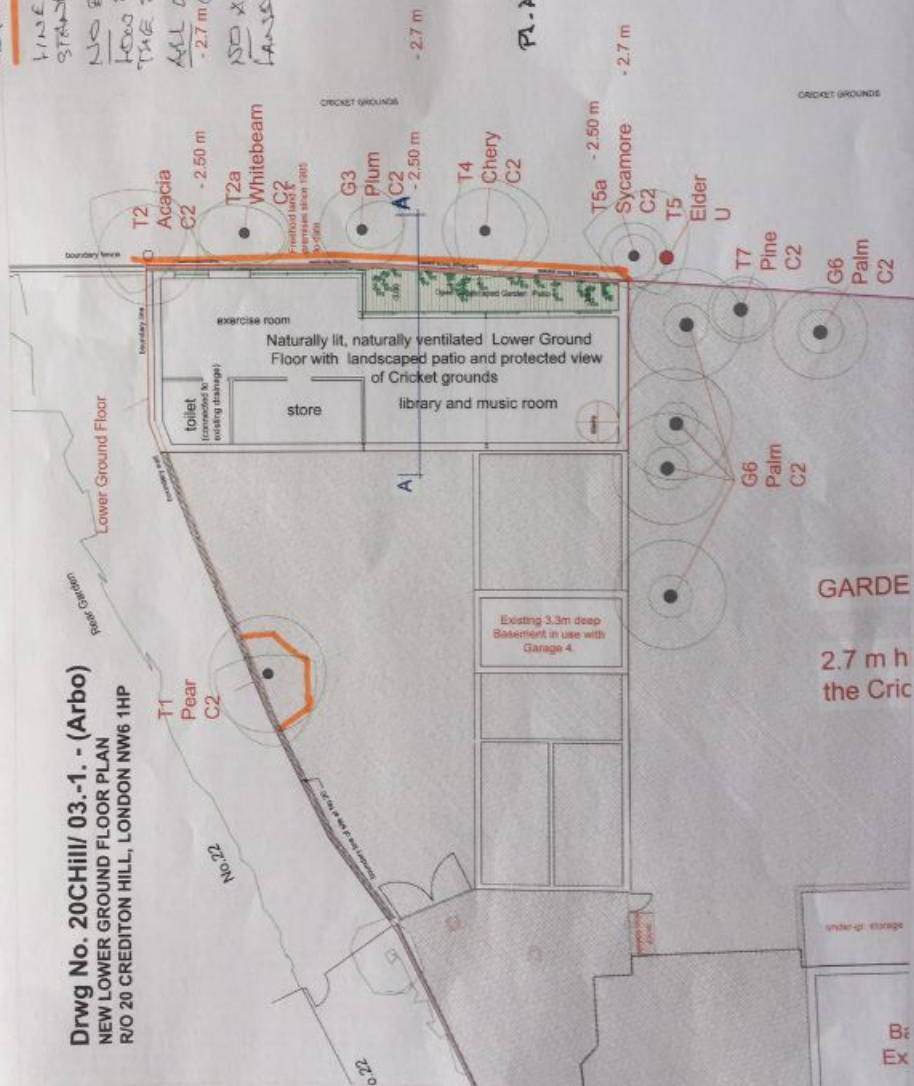
Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in

Legend:

LINE OF THE BUSH AS A
STANDARD PROTECTION ONLY!
NO BRANCHES OF THE
LOW GROWING TREES (C) OVER
THE LINE OF WORKS.
ALL WORKS CARRIED OUT FROM
27m WITHIN THE SITE.
NO ACCESS TO ANY ADJACENT
LANDS REQUIRED!

Pl. Affg: 2018/1012/P

DRWG. LOC H114/T/01



APPENDIX 1

TREE SCHEDULE

Notes for Guidance:

1. Height describes the approximate height of the tree measured in metres from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in metres of crown clearance above adjacent ground level.
4. Stem Diameter (Dm) is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. BS 5837:2012 formula (Section 4.6) used to calculate diameter of multi-stemmed trees. Stem Diameter may be estimated where access is restricted and denoted by '#'.
5. Protection Multiplier is 12 and is the number used to calculate the tree's protection radius and area
6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2012 section 4.5) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for retention. The following colouring has been used on the site plans:
 - High Quality (A) (Green),
 - Moderate Quality (B) (Blue),
 - Low Quality (C) (Gray),
 - Unsuitable for Retention (U) (Red)
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.

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Doc. 20CHILL/T/02

1. SUMMARY

- 1.1 This report comprises an arboricultural impact assessment of the proposals for: the rear of 20 Crediton Hill, London NW6 1HP, reviewing any conflicts between the proposals and material tree constraints identified in our survey.
- 1.2 There are no trees on the application site but there are 9 trees surveyed on adjoining properties, of which 8 are C category *(Low Quality) and 1 is U category *(Unsuitable for Retention). In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees on the adjacent sites would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate. In this instance, no such collective impact is proposed.
- 1.3 The existing building has 15 metre long, 2.2m deep foundations constructed in 1986. They were constructed along the full length of the building in order to prevent any effect from the roots of the neighbouring trees. Therefore, it is highly unlikely tree roots are present under the building and whilst impacts listed within Table 1 these are purely theoretical only.
- 1.4 The new Lower Ground Floor is proposed under the existing upper ground floor; minimising the potential of impact to retained trees RPAs.
- 1.5 It is important to note that all works to construct the new Lower Ground Floor would be carried out from the interns of the site, with most works being carried out through the soft-wood floor of the Existing Building, which would be lifted internally to allow for excavation of soil beneath. This excavation would be carried out using small mechanical tools and a small driverless digger with 18" wide bucket.
- 1.6 Whilst the off-site pear tree T1 lies in open fir/ court grounds some 7.5 metres away of the new Lower Ground Floor and does not require an expensive constructional variance to retain it although it is not on the application site itself, such mitigation has not been considered in this report due to the low quality of the tree arising from its indifferent form. The removal of this tree is recommended on the grounds of sound arboricultural husbandry, regardless of any development, and thus this loss is not considered to be an impact arising from the development.
- 1.7 There will always be marginal secondary impacts of honeydew / litter deposition and partial from trees on the adjoining site, regardless of development. The status quo is unlikely to change with further development, which is the salient point for planning to consider especially given the subterranean nature of the proposals. Thus, the secondary impacts of development are minimal.
- 1.8 The site has potential for development without impact on the wider tree population or local landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.

* British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London

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