



# GERALDEVE

Planning and Borough Development  
London Borough of Camden  
c/o Judd Street  
London  
WC1H 9JE

One Fitzroy 6 Mortimer Street  
London W1T 3JJ  
Tel. +44 (0)20 7493 3338  
[geraldeve.com](https://www.geraldeve.com)

29 June 2022

**FAO: Laura Dorbeck**

**Our ref: NTH/CHST/HDA/U0013857**

**Your ref: PP-11363053**

Dear Sir / Madam

**82 Fitzjohn's Avenue, London, NW3 6NP ("the Site")**

**Town and Country Planning Act 1990 (as amended)**

**Approval of Details Application to Discharge Condition 4 (Method Statement) of Full Planning Permission (ref. 2022/0190/P)**

On behalf of our client, *Mr Ross* ('the Applicant'), we write to enclose an application for the approval of details required by condition, in order to discharge Condition 4 (Method Statement) of Full Planning Permission (ref. 2022/0190/P) in relation to the dismantling of the boundary wall at the above address.

## **Background**

The Site, comprising a residential home, is situated to the rear of 84 Fitzjohn's Avenue. Fitzjohn's Primary School lies to the north, the Royal Mail Sorting Office to the east and Spring Walk to the south of the site.

The site is located within the Fitzjohn's and Netherhall Conservation Area and within the Hampstead Neighbourhood Plan Area.

## **Planning History**

The Site has been subject to a number of planning applications over the years, but the most relevant permissions are set out below.

On 4 October 2019, planning permission was granted (ref: 2019/4229/P) for the erection of a two-storey side, front and rear extensions, a replacement pool house and associated works.

On 1 June 2021, planning permission was granted (ref. 2021/1394/P) for alterations and extensions including the erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees.

On 12 January 2022, planning permission (ref. 2021/1787/P) was granted for works as set out within application 2021/1394/P, including the lowering of the existing pool and associated plant.

On 23 May 2022, planning permission (ref. 2022/0190/P) was granted for the dismantling of the existing boundary wall for site access and construction purposes in association with development at 82 Fitzjohn's Avenue, and its like-for-like reconstruction upon completion of works.

### **Conditions for Discharge**

This Applicant is seeking to discharge Condition 4 (Method Statement) attached to Full Planning Permission (ref. 2022/0190/P), which, in full, states the following:

**"Prior to the commencement of works, a method statement, including details of dismantling of the wall, storage of the bricks and the reinstatement of the wall; detailed drawings of the existing wall; and details of temporary hoarding to protect users of Shepherd's Walk shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."**

### **Proposals**

This application contains details pursuant to discharging Condition 4 (Method Statement) to enable the dismantling of the existing boundary wall for site access and construction purposes, the installation of hoarding and the like-for-like reconstruction of the wall following completion of works. A Method Statement detailing the requisite information has been produced by Sherlock London and is submitted in support of this approval of details application.

#### Phase of works

The dismantling of the boundary wall is proposed to take place over three phases. The first phase of works is proposed to take two weeks and includes the installation of Heras fencing and the dismantling of the existing brickwork. The second phase of works will see the construction of timber hoarding to protect users of Shepherd's Walk, which is also anticipated to span two weeks. The final phase of works, the like-for-like reconstruction of the existing boundary wall, is proposed to take three weeks.

#### Dismantling of the wall

It is proposed to systematically dismantle the brickwork beginning with the half round coping bricks and continuing in triangular sections which follow the brickwork lines. Works will be carried out from a solid base either at ground level or from podiums to ensure the works are directly in front of the operative at all times. The Method Statement prepared by Sherlock London and submitted in support of this application provides further detailed guidance pursuant to the dismantling of the wall. Detailed drawings of the existing wall, as required by Condition 4, can be found at pages 3, 4 and 5 of the Method Statement.

#### Temporary protective hoarding

Once the brickwork has been removed to the required sections, a timber hoarding is to be installed to form a semi-permanent structure for the remaining duration of the works. The fixed hoarding will be formed as a timber structure comprised of C24 200 x 75mm posts fixed at 1220mm centres. The hoarding will follow the line of the removed boundary wall.

#### Brick storage and wall reinstatement

During the dismantling of the wall, the bricks will be cleaned, quantified, wrapped, labelled and logged prior to being removed from the site and stored in an off-site facility. Prior to the reinstatement of the wall, a

sample panel will be produced by the Applicant Team and approved in writing by the Local Planning Authority as required by Condition 5 attached to Full Planning Permission (ref. 2022/0190/P). This will detail the colour, texture, face-bond and pointing of the wall to be re-built. The sample panel will be constructed from new bricks and used as a reference panel for the reinstatement of the wall. The wall will be constructed using traditional methods to match the original wall.

Further details of the proposals that are being sought for discharge are outlined in the accompanying documentation prepared by Sherlock London and submitted in support of this application to discharge this pre-occupation condition, Condition 4 (Method Statement) attached to Full Planning Permission (ref. 2022/0190/P).

#### **Application Documentation**

In accordance with Camden Council's validation requirements, we have submitted the following documents through the Planning Portal, alongside this cover letter:

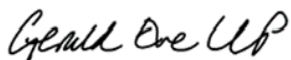
- Application Form (PP-11363053), completed by Gerald Eve LLP; and
- Method Statement, prepared by Sherlock London.

The requisite application fee of £148.20 (including the £32.20 Planning Portal administrative fee) has been paid by the Applicant on submission of this application via the Planning Portal (ref. PP-11363053).

We trust that we have provided all of the material required for the purposes of validation and therefore await confirmation of the registration and validation of this application shortly.

Please do not hesitate to contact Chloe Staddon (0203 486 3417) or Hannah Davies (0207 333 6221) of this office should you have any queries.

Yours sincerely



**Gerald Eve LLP**

[hdavies@geraldev.com](mailto:hdavies@geraldev.com)

Direct tel. +44 (0)20 7333 6221

Mobile +44 (0)7385 933683

Encs. As above