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[REDACTED]

**Subject:**

Re: 2021/5608/P & 2021/0055/L-21 Mornington Crescent

[REDACTED]

Hi Enya,

I've spoken to the tree consultant again, and they have advised the construction of the floor slab would be as following:

- Void beneath slab
- Rainwater will be harvested from the roof of the outbuilding. Rainwater pipes will be routed to underneath the floor slab.
- The rainwater pipes underneath the floor slab will be perforated to allow for the roots to be watered.
- Void underneath the slab will be ventilated.

All of the above will be as per building control regulations.

Any further detail than this will require us to appoint a structural engineer and this seems excessive considering the size of the building and it being at the planning stage.

If necessary could you just put a planning condition for the structural details of the floor build up?

Thank you,  
Mirsad

On Wed, May 25, 2022 at 11:35 AM [REDACTED] wrote:

Hi Enya,

Hope you're well.

Can you please advise as per my email above?

Thank you,

Best,  
Mirsad

On Thu, May 19, 2022 at 1:36 PM [REDACTED] wrote:

Hi Enya,

Thank you for your email.

As we will not raise the overall height of the garden studio, would we be able to just have this as a planning condition as this seems like a technicality to be resolved at the next design stage?

Thank you,  
Mirsad

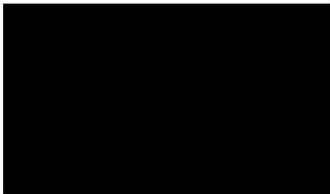
On Thu, May 19, 2022 at 1:32 PM [REDACTED] wrote:

Hi Mirsad,

Thank you for your email. The tree officer also requires a plan or amend the proposed floorplan to show how the void and rainwater return would be created?

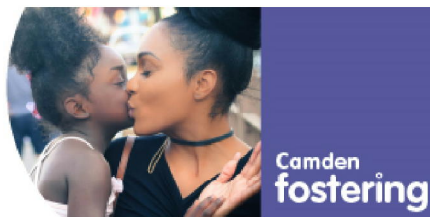
Kind Regards,

Enya Fogarty  
Planning Officer  
Supporting Communities  
London Borough of Camden



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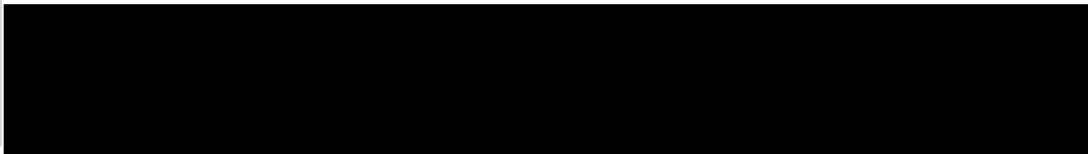


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**Subject:** Re: 2021/5608/P & 2021/0055/L-21 Mornington Crescent



Hi Enya,

Hope you're well. Just checking if you got our revised drawings and that we've clarified all of your points?

Thank you,

Mirsad

On Wed, May 11, 2022 at 2:52 PM [REDACTED] wrote:

Hi Enya,

I hope you are well too.

With regards to point 1, yes T2 and T3 will be removed as advised by the arboriculturalist. Do you need me to update the DAS to reflect this? I have updated the drawings to reflect this.

With regards to point 2, please see revised P2 drawings. I have included a stepped access into the office outbuilding in order to accommodate a void beneath the slab. We have not increased the overall height of the building in order to not negatively impact neighbours.

Please let me know if you need anything else from me.

Thank you.

Best,

Mirsad

On Wed, May 11, 2022 at 9:37 AM [REDACTED] wrote:

Morning Mirsad,

Hope you are well. The tree officer has responded and would like further clarification (see below);

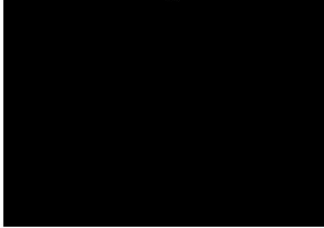
YII Two trees, T2 and T3 are proposed to be removed from the rear garden in order to facilitate development. Both trees are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area. However, the DAS states that "*The proposal will not remove*

*any of the existing mature trees to the rear of the garden, which are integral and in harmony with the proposed design.*" *As a result can you please clarify .*

YII The arb. impact assessment states that the footprint of the outbuilding cover >20% of the root protection area of T6, a sycamore tree that is to be retained. The same doc. states that there should be a void between the structure and the soil to allow for gaseous exchange and for rainwater to be harvested from the roof and return to the soil below. This is not shown on proposed drawings and could result in an increase in ultimate height if added as an afterthought. *As a result please amend the proposed drawings to show this minor but important amendment.*

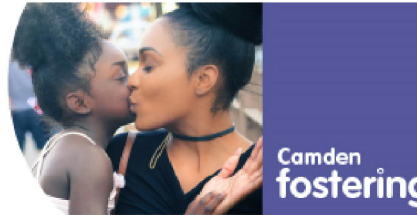
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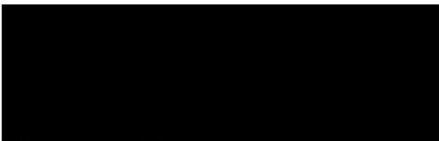
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Mirsad Krasniqi | 



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**Mirsad Krasniqi** |

