

2nd March 2021

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Dear Amanda,

NORMAN SHAW NORTH – APPLICATION TO REMOVE CONDITION 11 (TREE PROTECTION METHOD STATEMENT) OF FULL PLANNING PERMISSION DATED 3 FEBRUARY 2021 (RN: 20/06649/FULL) PURSUANT TO THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

This application for the removal of a planning condition of full planning permission 20/06649/FULL has been prepared and submitted by BDP on behalf of the Corporate Officer of the House of Commons, pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended).

The application seeks to remove condition 11 (Tree Protection Method Statement) in order to remove the need for submission of a tree protection method statement prior to the commencement of all development. The application comprises:

- Application form
- Site Location Plan
- This Covering Letter
- Fee of £234

Background

The Norman Shaw North envelope works scheme (20/06649/FULL and 20/06650/LBC) was granted full planning permission and listed building consent on 3 February 2021. The description of development for the envelope works is as follows:

20/06649/FULL:

“Alterations to the courtyard eaves to create a roof access gallery; installation of new stone window recesses on the northern elevation; alteration of north western corner stepped plinth; and temporary crane gantry screw piling located in Commissioners’ Yard.”

20/06650/LBC:

“Refurbishment of external façades; roof repairs and reconfiguration, including reconstruction of chimneys; removal of portacabins and demarcation of the courtyard central oculus; temporary removal of coping stones in the Embankment forecourt; temporary scaffolding fixings; alterations to the courtyard

eaves to create a roof access gallery; installation of new stone window recesses on the northern elevation; alteration of north western corner stepped plinth; and temporary crane gantry screw piling located in Commissioners' Yard."

The full planning (20/06649/FULL) decision notice included several pre-commencement conditions, including condition 11 (Tree Protection Method Statement) which is worded as follows:

"Pre-Commencement Condition. *You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details."*

Condition 11 restricts all development, including works that do not have any potential to impact upon the trees surrounding the Norman Shaw North envelope works site, by preventing all construction from taking place while the majority of works are proposed at a distance from the trees. Furthermore, given a bespoke condition was agreed prior to determination in order to protect the trees (condition 12 – Arboricultural Site Supervision), and an approved Arboricultural Statement contains tree protection measures, it is considered sufficient protection is provided. Therefore, condition 11 does not meet the first test for conditions set out under paragraph 55 of the NPPF as it is not 'necessary'.

Correspondence with Barbara Milne, Westminster's Head of Arboricultural Services, on 17 February 2021 has confirmed that appropriate tree protection measures are set out within the approved Norman Shaw Envelope Works Arboriculture Statement (rev. C02), dated January 2021, and they are content for the condition to be removed:

"I would not raise objections to removing condition 11, as we have approved tree protection in the approved document Arboriculture Statement Rev C02 dated January 2021."

Submission and application fee

The planning portal reference is PP-09554246 and the application fee of £234.00 has been provided under separate cover.

I trust that you have the requisite information to validate and determine the application. Should you require further information, please do not hesitate to contact me on the contact details below.

Yours sincerely,



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Town Planner

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