



Your ref:	14 Acacia Gardens	Please reply to:	Mr Anthony Perera
Our ref:	24/00494/FULL	Tel No:	07866034072
		Fee Queries:	0207 641 6500;
		Email:	planningreception@westminster.gov.uk;
Mrs Hayley Hammond Hayley Hammond Architects Ltd 60 Main Street Woodhouse Eaves Loughborough Leicestershire LE12 8RZ		Incomplete Applications Town Planning & Building Control City of Westminster PO Box 732 Redhill, RH1 9FL	
		29 January 2024	

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Address: 14 Acacia Gardens, London, NW8 6AH,

Proposal: Installation of rear rooflights to the existing main house roof, replacement windows, front door and erection of a new single storey rear extension.

Thank you for your application received on 25 January 2024. I am writing to inform you that your application is incomplete for the following reason(s):

- 1 Please provide a sustainable design statement.

INFORMATIVE

The statement should provide a proportionate level of information or commentary to demonstrate how the design has positively addressed the sustainable design principles set out in Policy 38D in the City Plan 2019-2040. This should include design implications arising from related policy in particular Policy 34B (urban greening), Policy 36 (Energy) and Policy 39 (Heritage). It should set out how consideration has been given to the energy hierarchy and cross reference other relevant documents including the BREEAM assessment, SuDs strategy, energy strategy, heritage statement and water calculations where provided and relevant. Any proposal involving demolition of a building should include a statement setting out why it is not possible to retain and improve the existing building in line with Policy 38, cross referencing the whole life cycle carbon analysis where required.

Where heritage assets are affected, this should cross reference the Heritage Statement. If incorporated within the Design and Access Statement, it should be a distinct and clearly identified separate section.

More information and templates can be found on our website: <https://www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-applications/advice-planning-application-supporting-documents/sustainable-design-statement>

- 2 Please provide a Heritage Statement (sometimes also referred to as a Historic Building Impact Assessment), including clearly annotated photographs detailing the proposed works in terms of the effect on the significance of the building or asset.

INFORMATIVE

Your Heritage Statement should (a) explain the significance of the heritage asset(s) affected including any contribution made by their setting(s); (b) explain the impact of proposed works on significance of that asset; (c) where any harm is caused provide full justification, setting out the degree of harm caused (whether substantial or less than substantial), alternatives which have been considered to avoid harm and any public benefits (including heritage benefits).

Your Heritage Statement should be proportionate to the nature of the proposal and can be included within the Design and Access Statement where one is required, but should form a clearly identified separate section. For further guidance please refer to our website: www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-applications/advice-planning-application-supporting-documents/heritage-statements.

- 3 Please provide an up to date tree survey, arboricultural implications assessment and details of tree protection measures as proposals may affect trees within the application site or on land adjacent to the site (including street trees). This information should be prepared by a suitably qualified arboriculturist in accordance with the recommendations of BS5837: 2012 (Trees in relation to design, demolition and construction-Recommendations). It should include:

(a) A scaled plan that shows the position and crown spread of every tree with a stem diameter of over 75mm measured over the bark at 1.5 m above ground level, and shrub masses and hedges on the application site and adjacent land. For individual trees, the crown spread taken at four cardinal points (section 4 of BS5837: 2012).

(b) A schedule of tree details as recommended at paragraph 4.4.2.5 -4.4.3.9 of BS5837: 2012, and their categorisation as per paragraph 4.5 and table 1 of BS5837: 2012

(c) Details of the root protection areas (RPAs) of the trees as per paragraph 4.6 of BS5837: 2012 (see in particular 4.6.3) and details of any proposed alterations to the existing ground levels or any other works to be undertaken within the RPA of any tree within the tree survey plan and schedule. This includes any proposals for service trenches.

(d) Details of all proposed tree surgery and removal, and the reasons for the proposed works.

(e) Tree constraints (the RPA and any other relevant constraints as set out in

paragraph 5.2 of BS5837: 2012 plotted around each of the trees on relevant drawings, including proposed site layout plans.

(f) An arboricultural impact assessment that evaluates the direct and indirect effects of the proposed design and where necessary recommends mitigation (as set out in paragraph 5.4 of BS5837: 2012).

(g) A tree protection plan superimposed on a layout plan, based on the topographical survey, and details of all tree protection measures for every tree proposed to be retained for the duration of the course of the development, and showing all hard surfacing and other existing structures within the RPA. (section 5.5 of BS5837: 2012). This should take account of anticipated construction requirements (sections 5.2.3, 5.5.6, 6 and 7 of BS5837: 2012).

(h) Details of the size, species and location of replacement trees proposed for any trees shown to be removed.

(i) Strategic hard and soft landscape design, including species and location of new tree planting.

INFORMATIVE

Additional information and advice is available from the Council's Tree Section: privatelyownedtrees@westminster.gov.uk. Details of tree consultants are available at the following websites: www.trees.org.uk/Registered-Consultant-Directory and www.charteredforesters.org/what-we-do/find-a-consultant.

4 *Please collate all requested information in a single submission and send to planningreception@westminster.gov.uk. Sending your documents individually will not speed up the process. Please do not upload to the planning portal as this causes duplication and may delay the processing of your application. Thank you.*

Please forward this information to the above email address by **26 February 2024**. Please do not forward the requested information separately, as your application will only be progressed when ALL requested information has been received. Please send revised/new information to the email address, not via the planning portal.

The description of development may have been changed to better reflect the proposed works, if you do not agree that this accurately reflects your proposals, please provide an amended description of development when you respond to the above.

If we do not receive this information within four weeks of this notification we shall take no further action on your application. If you require longer than four weeks to submit the revised information, please contact us.

If you'd like to make a payment, please call: 020 7641 6500, or for general enquiries call 020 7641 6000. **Please note, for queries relating to this case, please refer to the officer dealing with your case: details at top of the letter.**

Yours faithfully

Mr Anthony Perera

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Note - Please read our Privacy Notice online <https://www.westminster.gov.uk/privacy-notice-planning>