

Our Ref: 8441/CND Condition 15

2nd April 2024

Enfield Council
London Borough of Enfield,
Planning and Growth, Development Management,
PO Box 53, Civic Centre,
Enfield,
EN1 3XE

Dear Planning Officer,

**Re: 42 BEECH HILL, ENFIELD, EN4 0JP
Town & Country Planning Acts 1990 (Amended)
Application for Discharge of Condition 15 (Landscaping) attached to
planning permission 22/00735/FUL**

Please find enclosed, on behalf of our Client, an application for the approval of details reserved by Condition 15 attached to planning permission 22/00735/FUL.

Condition 15 attached to planning permission 22/00735/FUL states:

No development shall commence until details of existing planting to be retained and trees, shrubs and grass to be planted, and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

To fully discharge Condition 15 attached to planning permission 22/00735/FUL the following is submitted:

15.1 Planning Condition 15 document prepared by Evergreen & Gorgeous dated 28.03.2024

Please note a previous application to discharge this condition was submitted to Enfield Council under application ref 23/01581/CND. The application was reviewed by Planning Officer Kate Perry but ultimately refused for the following reasons :

- A number of proposed trees are shown very close to retained mature trees. There is insufficient space for their establishment and excavation for planting, (identified in document entitled 'Notes') will sever retained tree roots (for example, T20 oak and T24-T26 Lime).

- Other proposed trees are too large for the available space.
- Other Site Preparation works described in 'Notes' will also damage retained trees.
- No information on proposed hard surfaces hard surfaced amenity areas
- Underground drainage storage is proposed within the Root Protection Area of T20 mature oak and will sever tree roots

The following recommendations were included on the delegated report:

- Review tree planting design and specification to cross reference with information provided in the tree report.
- Re-submitted planting plan to show canopy spread of retained trees (where overhang garden) and the early mature canopy of proposed trees (e.g. canopy at 20 years) in order to demonstrate the relationship of proposed trees with buildings and retained trees.
- Review BS8545:2014 Trees: From nursery to independence in the landscape – Recommendations to inform tree planting specification.
- Review specification of ground preparation and soft landscaping so it is compatible with retained trees.
- Resubmitted plan to confirm that new tree planting will be compatible with drainage and other utilities.
- Resubmitted plan to confirm that and that proposed building foundations will accommodate long term requirements of new trees.

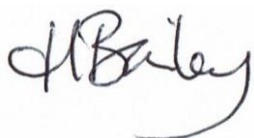
The reasons for refusal and recommendations included on the delegated report relating to application ref 23/01581/CND have been carefully reviewed and the document that accompanies this application reflects the advice received.

The Delegated Report for application ref 23/01581/CND is attached together with the Decision Notice dated 3rd August 2023 for information and in support of this application.

The fee of £145.00 plus £70.00(flat rate) service charge (£215.00 incl. VAT) has been made via the planning portal in respect of this application.

I trust that the above and enclosed are adequate for your requirements and will allow you to process and deal with my application but should you have any queries or require any further information please do not hesitate to contact me.

Yours Sincerely,



METROPOLITAN DEVELOPMENT CONSULTANCY
Holly Bailey