

PL/25/2608 – St Martins Precinct Block-A NMA

CADRA's comments relate to the trees shown in the diagrams in sections 2.4 and 2.5 of the Planning Statement for this Non-Material Amendment (NMA), which were not obvious in the original approved scheme (PL/14/0997). The NMA does not provide a specification for these trees.

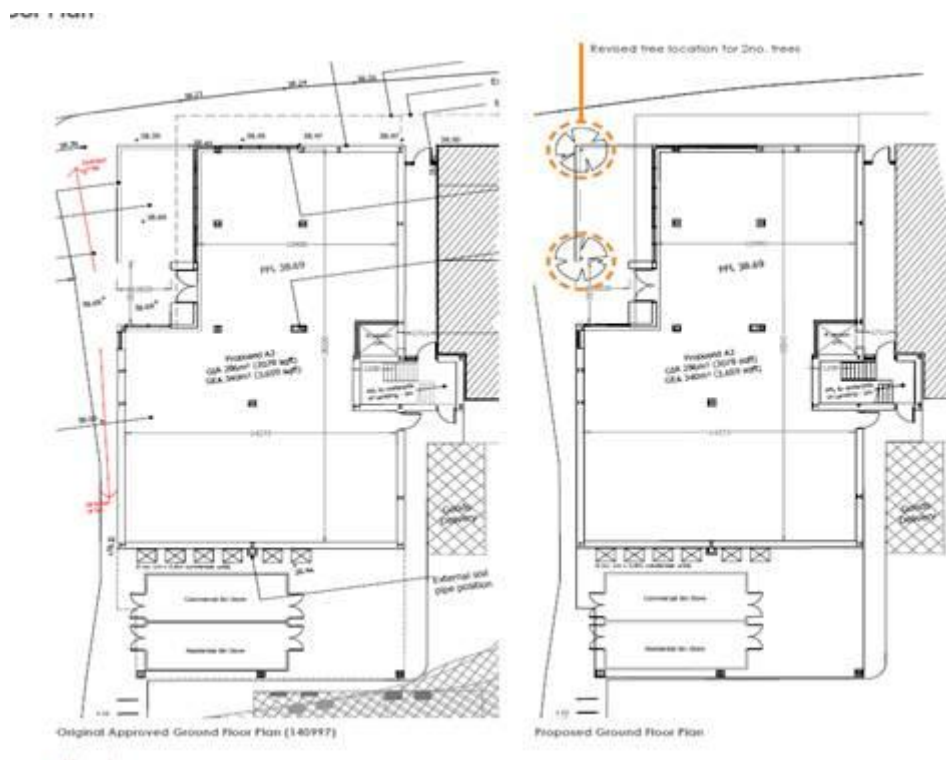
Currently, there is a small tree on the pavement in front of the proposed block A, which does not appear in the NMA documents. We therefore request clarification on whether it will be retained or if not the justification for its removal.

It is important to note that since March 2015, when PL/14/0997 was approved (including Block A), the St Peter's Conservation Area (CA) has been extended (November 2018) to include all the Church Street telephone exchange land that is next to block A. Block A now lies within the setting of the CA, although not in it, and so planning applications should be considered for any possible negative impact on the CA by virtue of proposed developments around it.

CADRA requests that the applicant provides detailed specifications for the proposed trees (species, size, and maturity at planting), and that these be secured by condition. Given the CA setting, these should be mature specimens of substantial size that will make a positive contribution to the CA setting and soften the built form of the development.

FOLLOWING NOT SUBMITTED TO RBC

[Planning Application: PL/25/1608](#)



Proposed plant on
roof in line with the
NMA application



Wraparound corner
window (as permitted
under NMA)

Proposed South Elevation

Minor amendments
to materials and
architectural detailing
(headers/tring course)

