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Our Ref: NFR/SAV/TSM/U0007738
Your Ref: PP-12100836

18 April 2023

Dear Sir / Madam,

115-119 Camden High Street, London NW1 7JS
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 6 (Refuse and Recycling Storage) of Planning Permission
Reference: 2019/3138/P

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 6 (Refuse and Recycling Storage) attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

Background

Planning permission (ref. 2019/3138/P) was granted for the: **"Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street"** on 24 December 2020.

This application seeks to discharge condition 6 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

"Prior to first occupation of each of the relevant uses in each building, details of waste and recycling storage for the development shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted, and shall thereafter be retained solely for its designated use."

Condition Discharge

This application seeks to discharge condition 6 attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this application sets out the details in relation to the waste and recycling storage at 115-119 Camden High Street.

Accordingly, we hereby submit detailed drawings of the proposed refuse and recycling store for both the hotel and the residential units, prepared by Axiom Architects. This shows that the waste storage has been sensitively designed and is safely located/accessible for all users. It is also flexible to accommodate future increases in recycling targets, in accordance with Section 8 of Camden's Design Supplementary Planning Guidance.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this condition:

- Completed Approval of Details Application Form (ref. PP-12100836);
- Ground Floor Bin Store Locations (ref. 4603-PL-900);
- Ground Floor General Arrangement External and Internals Plan (ref. 4603-WD-900 B);
- Residential Bin Store Room Layout (ref. 4603-WD-289 C);
- Hotel Store Layout (ref. 4603-WD-335 D);
- Residential Bin Store Data Sheet;
- Hotel Refuse Store Data Sheet;
- External Doors Detailed Drawing (ref. A277-MCO-XX-XX-DR-A-32802-01);
- External Doors Detailed Drawing 2 (ref. A277-MCO-XX-XX-DR-A-32803-04); and
- Ground Floor Doors Detailed Drawing (ref. AU.21.010-WP4-XX-DR-X-2402).

This approval of details application has been submitted via the Planning Portal (ref. PP-12100836)

The requisite approval of details application fee of £116 (plus the £32.20 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Toby Smith (07557 245968) of this office.

Yours faithfully,



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