

Our Ref: 21370/MM/AB/JH
Your Ref: 2022/0652/P
Email: jhindle@firstplan.co.uk

Broadwall House 020 3096 7000
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London SE1 9PL firstplan.co.uk

09 February 2024

Josh Lawlor (Senior Planning Officer)
Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Josh,

**PLANNING APPLICATION REF. 2022/0652/P FOR PART-RETROSPECTIVE APPLICATION FOR SITING OF CONTAINERS WITHIN OPEN STORAGE AND PARKING AREA TO COMMERCIAL KITCHEN UNITS, VERTICAL FARMING UNITS, ONLINE GROCERY DISTRIBUTION FACILITY, ELECTRIC BICYCLE TESTING AND CHARGING FACILITY WITH STAFF OFFICE AND COMMUNAL STAFF REST AREA AND ELECTRIC VEHICLE CHARGING BAYS (SUI GENERIS) FOR AN INTERIM PERIOD OF THREE YEARS
LAND AND BUILDINGS TO THE NORTH OF REGIS ROAD LONDON NW5 3EW**

I am writing to you on the behalf of our client, Reef Technology in connection with planning application ref. 2022/0652/P as mentioned above. As per the Section 106 agreement associated with application, it is a legal requirement that all of the landowners relevant to application site must sign the agreement in order for the Section 106 to be executed, enabling the application to be determined.

As the authority is aware, our client has not been able to contact one of the freeholders whose land is covered by the planning application. Consequently, the purpose of this letter is to advise you that, in accordance with Article 13 and Schedule 2 of the Town and Country Planning Act (Development Management Procedure) Order 2015, a Certificate C Notice was published in the print edition of both the Camden New Journal and the Hampstead & Highgate Express on the 8th February 2024. For your records, please find enclosed copies of the notices which were placed in both newspapers.

I trust that the information enclosed is sufficient to move forward the Section 106 agreement in respect of the above application and I look forward to hearing from you once the 21 day notice period has been completed. In the meantime, if there are any queries, please do not hesitate to contact me.

Yours faithfully,



JOSHUA HINDLE
Assistant Planner

Enc.

Certificate C Notice – Newspaper Advert Extracts

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PLANNING

Are you affected by these planning applications?
 Find out about planning applications in your area www.camden.gov.uk/planning
Town & Country Planning Act 1990 (as amended); Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended). The following applications to carry out development or works at the properties listed have been received by the Council. Codes: P - planning; L - listed building (including approval of details); A - advertisements

Address	Description	Application Number
10 Keats Grove NW3 2RR	New fire alarms, intruder alarms and CCTV.	2023/4484/P 2024/0387/L
118 King Henry's Road NW3 3SN	Erection of one additional storey to the main house.	2024/0298/P
12A Elizabeth Mews NW3 4TL	Conversion of garage into habitable space, including replacement of garage door with window and cladding. Replacement of front door. Replacement of existing windows and sliding doors with metal framed double-glazed units at first and second levels.	2024/0367/P
133 Haverstock Hill NW3 4RU	Demolition of existing rear extension and erection of replacement extension at upper ground level. Replacement of shed with outbuilding to rear garden. Various external changes including fenestration alterations, works to front boundary, and landscaping. Installation of Air Source Heat Pumps to rear garden.	2023/5480/P 2024/0055/L
20 Crediton Hill NW6 1HP	Amdendments to planning permission ref. 2022/0743/P dated 12/04/2023 (for: Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property) namely, alterations to fenestration and cladding	2023/5342/P
20 Thurlow Road NW3 5PP	Erection of single storey lower ground floor extension, creation of a terrace at upper ground floor level and associated works	2023/4981/P
32 Garden Flat South Hill Park NW3 2SJ	Erection of a single storey rear extension and external changes	2023/5369/P
43 Croftdown Road NW5 1EL	Extension and lowering of existing basement, installation of front lightwell and replace rear window with door (CONSULTATION PURPOSES - RESUBMISSION OF SCHEME GRANTED UNDER PLANNING PERMISSION 2016/5697/P).	2023/3937/P
49 Willow Road NW3 1TS	Erect a SVP stack, boiler flue, WC vent (Ground floor roof); SVP stack, boiler flue (First floor roof)(retrospective)	2023/4889/P
5 The Grove N6 6JU	Creation of porch canopy over consented side door	2023/5387/L
59 Dartmouth Park Road NW5 1SL	Partial demolition and rebuilding of existing garden boundary wall. Construction of new piers, bin store, planters and installation of a gate and fences. Rebuilding of existing steps to lower side passage.	2024/0224/P
First and Second Floor Flats 33 South End Road NW3 2PY	Replacement of all existing windows with double-glazed timber sash units on first and second levels. Replacement of existing two rear roof lights with conservation style units. Replacement of ground-floor front external door.	2023/5367/P
Flat 2 29 Belsize Park Gardens NW3 4JH	Replacement of existing single glazed windows and doors with double glazed ones and rear bay window extension.	2023/4894/P
Flat 2nd Floor 20 Harley Road NW3 3BN	Installation of side dormer extension and two rooflights to the front roof slope.	2023/3229/P
Flat 4 11 Cleve Road NW6 3RH	Enlargement of 2x windows on the side rear elevation and main side elevation, and 1x new window on the side elevation. All windows to be replaced.	2023/5012/P
Frognaal House 99 Frognaal NW3 6XR	Change of use of convent (Sui Generis) to create four residential units (C3), demolition of existing extension and erection of a part one part two storey extension with green roof. Erection of roof extension with roof terrace and railings. Excavation of basement with entrance, conversion of garage, new bin and bike stores, hard and soft landscaping and alterations to fenestrations of the main house	2024/0030/P 2024/0176/L
Ornan Court 2 Ornan Road NW3 4PT	Demolition of existing single storey rear extension and detached outbuilding, erection of replacement single storey rear extension, infilling of the pedestrian access off Haverstock Hill, the re-landscaping of the front and side gardens, the erection of a pergola and alterations to existing waste and bicycle store.	2024/0084/P
Rossllyn Hill Unitarian Chapel Rossllyn Hill NW3 1NG	Installation of painted steel gate to south entrance porch.	2023/5436/P 2024/0430/L
87 Flat 1st And 2nd Floor, Constantine Road NW3 2LP	Alterations to rear roofslope to remove existing 2 x rooflights and insert an inset terrace with railing.	2023/4849/P

You can view details of all applications, drawings and supporting documents on Camden's website www.camden.gov.uk/viewplans
 Our Duty Planner service offers advice and information about applications Tel: 020 7974 4444. If you want to make comments about an application you need to do this in writing within 21 days of the date of this notice. You can comment by:- online form linked to the application at www.camden.gov.uk/planning email to planning@camden.gov.uk writing to Development Management, Regeneration and Planning, Culture and Environment Directorate, Camden Town Hall, Judd Street, WC1H 8ND. Please remember to quote the reference number of the application.

PLANNING

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

Proposed development at: Land and Buildings to the North of Regis Road London NW5 3EW

Take notice that application is being made by: REEF Technology for: "Part-retrospective application for siting of containers within open storage and parking area to commercial kitchen units, vertical farming units, online grocery distribution facility, electric bicycle testing and charging facility with staff office and communal staff rest area and electric vehicle charging bays (Sui Generis) for an interim period of three years."

Local Planning Authority to whom the application is being submitted: London Borough of Camden Council.

Local Planning Authority Address: Planning Department, London Borough of Camden, 5 Pancras Square, London, N1C 4AG

Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of this notice.

Signatory: Firstplan Ltd
 Date: 8th February 2024

Statement of owner's rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenant's security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest in the unexpired term which is not less than seven years.
 'Tenant' means a tenant of an agricultural holding of any part of which is comprised in the land.

PROBATE & Trustee

MARGARET ELIZABETH SHAPLAND (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 38 Kingsley Way, London, N2 0EW, who died on 25/10/2023, are required to send written particulars thereof to the undersigned on or before 09/04/2024, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

OSBORNES LAW,
 Livery House, 7-9 Pratt Street, London, NW1 0AE

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The Camden (Phoenix Road Area) Experimental Traffic Order 2024

Notice is hereby given that, on 6 February 2024, the Council of the London Borough of Camden made the above order under section 9 of the Road Traffic Regulation Act 1984. The order will come into force on 19 February 2024. The general nature and effect of the order is set out below.

OSSULSTON STREET – motor vehicles will be banned from entering Ossulston Street between the north-western kerb-line of Phoenix Road and a point 13 metres north-west of that kerb-line.

PHOENIX ROAD - motor vehicles will be banned from entering Phoenix Road between the north-eastern kerb-line of Werrington Street and a point 69.5 metres north-east of that kerb-line.

POLYGON ROAD - any goods vehicles the maximum gross weight of which exceeds 7.5 tonnes will be banned from entering Polygon Road north-east of a point 10.7 metres north-east of the north-eastern kerb-line of Chalton Street.

The Council will be considering in due course whether the provisions of the experimental order should continue in force indefinitely. Within a period of six months beginning with the date on which this modification to the experimental order comes into force or, if the order is varied by other orders or modified pursuant to section 10 (2) of the Road Traffic Regulation Act 1984 beginning with the day on which the variation or modification or the latest variation or modification came into force, any person may object to the making of an order for the purpose of such indefinite continuation.

Any such objection must be made in writing, stating the grounds on which the objection is being made and sent to traffic.orders@camden.gov.uk or by post to FREEPOST LBC Transport Strategy. Copies of the order and other documents relating to the order may be inspected at camden.gov.uk/recently-advertised-proposals or by contacting traffic.orders@camden.gov.uk or may be inspected in person by appointment only at 5 Pancras Square, London, N1C 4AG, between the hours of 9am and 5pm on Mondays to Fridays excluding bank and public holidays (please contact traffic.orders@camden.gov.uk to arrange an appointment). Any person desiring to question the validity of the order or of any provision contained therein on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984 or that any of the relevant requirements thereof or of any relevant regulations made thereunder has not been complied with may, within 6 weeks of the date on which the order was made, make application for the purpose to the High Court.

Peter Mardell
Head of Parking Operations
8 February 2024



TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

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Local Planning Authority Address: Planning Department, London Borough of Camden, 5 Pancras Square, London, N1C 4AG

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Signatory: Firstplan Ltd

Date: 8th February 2024

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Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenant's security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest in the unexpired term which is not less than seven years.

'Tenant' means a tenant of an agricultural holding of any part of which is comprised in the land.

WILLIAM SIDERY SOLMAN (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 99B Hornsey Lane, London, N6 5LW, who died on 06/01/2023, are required to send written particulars thereof to the undersigned on or before 09/04/2024, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

OSBORNES SOLICITORS,
LIVERY HOUSE, 9 PRATT STREET,
London, GB, NW1 0AE

DR KULENTHIRAN SAVUNTHARARAJ PERINPANAYAGAM (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 72 Fordwych Road, London, NW2 3TH, who died on 12/03/2020, are required to send written particulars thereof to the undersigned on or before 09/04/2024, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Harriet Indrani Navaratharajah,
Clapham Law LLP, 9-11 Bedford Road, London SW4 7SH

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ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1), SECTION 15(2) AND SECTION 16 TEMPORARY TRAFFIC ORDER
The London Borough of Camden has made the Temporary Traffic Order(s) described below



Access, as far as reasonably practicable, will be maintained at all times. The provision of the Order(s) shall only apply at such times as shall be indicated by traffic signs.
Richard Bradbury Director of Environment and Sustainability
Camden Town Hall Pancras Square London N1C 4AG
Details of all temporary traffic orders affecting roads in Camden can be found on our website.

camden.gov.uk/traffic

FITZROY STREET

Temporary Traffic Restriction S14(1): 42790 Reason: To facilitate a utility works for Morrison Water Services / Diya Kerai. Dates: 13-02-24 to 18-02-24. Details: Close Fitzroy Street outside 41 Fitzroy Square. Diversions: Southbound via Warren Street, Conway Street and Fitzroy Square. Northbound via Fitzroy Square and Conway Street.

STUKELEY STREET

Temporary Traffic Restriction S14(1): 42688 Reason: To facilitate utility works for Morrison Water Services / Haminder Powar. Dates: 20-02-24 to 24-02-24. Details: Close Stukeley Street outside 18. Diversions: N/A

SOUTH VILLAS

Temporary Traffic Restriction S16a: 42766 Reason: To facilitate filming for Filmfixer / Mira Brayford. Dates: 21-02-24 (8am to 12:00 midnight) and 22-02-24 (8am to 12:00 midnight) 23-02-24 (8am to 12:00 midnight) 23-02-24 (8am to 12:00 midnight) Details: Close South Villas between Camden Terrace and Camden Park Road. Diversions: Via Camden Terrace and North Villas. Southbound cyclists via Camden Park Road, North Villas, and Camden Terrace.

OSSULSTON STREET

Temporary Traffic Restriction S14(1): 42746 Reason: To facilitate resurfacing works for BRM Utility Services Ltd / Lorressa Smith. Dates: 23-02-24 to 24-02-24 (Night Works) Details: Close Ossulston Street at the junction with Euston Road. Diversions: Via Phoenix Road and Chalton Street.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1), SECTION 15(2) AND SECTION 16 TEMPORARY TRAFFIC ORDER
The London Borough of Camden intends to make the Temporary Traffic Order(s) described below



Access, as far as reasonably practicable, will be maintained at all times. The provision of the Order(s) shall only apply at such times as shall be indicated by traffic signs.
Richard Bradbury Director of Environment and Sustainability
Camden Town Hall Pancras Square London N1C 4AG
Details of all temporary traffic orders affecting roads in Camden can be found on our website.

camden.gov.uk/traffic

GREENWOOD PLACE

Temporary Traffic Restriction S14(1): 42712 Reason: To facilitate utility works for Sunbelt Rentals / Mikolaj Tarwid. Dates: 26-02-24 to 01-03-24. Details: Close Greenwood Place Outside Highgate Business Centre. Diversions: Via Highgate High Street.

KEPPEL STREET; MALET STREET

Temporary Traffic Restriction S14(1): 42615 Reason: To facilitate utility works Commhoist Ltd / Zoe Leigh. Dates: 26-02-24 and 27-02-24 (8am to 4:30pm) Details: Close Keppel Street. Suspend 'POINT NO ENTRY' restriction on Malet Street at the junction of Torrington Place. Diversions: Via Gower Street, Great Russell Street, Southampton Place, Southampton Row, Russell Square, Woburn Place, Upper Woburn Place, Euston Road, Gower Street and Torrington Place.

GOWER PLACE

Temporary Traffic Restriction S14(1): 42822 Reason: To facilitate carriageway works for London Borough of Camden / Tekeste Yeshitila. Dates: 28-02-24. Details: Close Gower Place at the junction of Gower Street. Suspend 'ONE WAY' working to facilitate access. Diversions: Gordon Street, Euston Road and Gower Street.

WILLOUGHBY ROAD

Temporary Traffic Restriction S14(1): 42823 Reason: To facilitate carriageway works for London Borough of Camden / Tekeste Yeshitila. Dates: 28-02-24 to 01-03-24. Details: Close Willoughby Road at the junction with Hampstead High Street and Willow Road. Diversions: Northbound via Rosslyn Hill, Downshire Hill and Willow Road. Southbound via Willow Road and Pilgrim's Lane.

MECKLENBURGH PLACE

Temporary Traffic Restriction S14(1): 42824 Reason: To facilitate carriageway works for London Borough of Camden / Tekeste Yeshitila. Dates: 29-02-24 Details: Close Mecklenburgh Place at the junction of Guilford Street. Diversions: Southbound via Mecklenburgh Square and Doughty Street. Northbound via Guilford Street, Doughty Street and Mecklenburgh Square.

OLD NORTH STREET

Temporary Traffic Restriction S14(1): 42825 Reason: To facilitate carriageway works for London Borough of Camden / Tekeste Yeshitila. Dates: 01-03-24. Details: Close Old North Street between Theobald's Road and Red Lion Square. Diversions: N/A

NORTH GOWER STREET; EUSTON STREET

Temporary Traffic Restriction S14(1): TTR 42829 Reason: To facilitate utility works for OCU Modus / Csilla Zborovschi. Dates: 01-03-24 - 27-03-24 Details: Introduce a northbound directional closure in North Gower Street between Drummond Street and Euston Street. Closed the northbound lane in North Gower Street between Stephenson Way and Euston Road. Introduce a banned right turn in Euston Street into North Gower Street. Close the footway in Euston Street from side of 172 North Gower Street to 115 Euston Street. Diversions: Northbound via: Euston Road, Pancras Road, Crowndale Road, Oakley Square, Lidlington Place, Harrington Square, Hampstead Road, Drummond Street.

SMART'S PLACE; STUKELEY STREET; MACKLIN STREET

Temporary Traffic Restriction S14(1) 42815 Reason: To facilitate crane operation for L & N Platforms / Lee Roebuck. Dates: 02-03-24 (8am to 1pm) Back up dates: 09-03-24 (8am to 1pm) Details: Close Smarts Place. Suspend 'ONE WAY' working in Stukeley Street and Macklin Street. Close Stukeley Street at the junction of Smarts Place. Diversions: Southbound via High Holborn, Shaftesbury Avenue, Charing Cross Road, Great Newport Street, Long Acre, Bow Street. Wellington Street, Tavistock Street and Drury Lane.

The Camden (Redhill Street) (Prescribed Routes) (No. 1) Traffic Order 2024
The Camden (Waiting and Loading Restrictions) (Civil Enforcement Area) (Amendment No. 170) Traffic Order 2024

Notice is hereby given that the Council of the London Borough of Camden made the above orders on 6 February 2024 under Sections 6 and 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, as amended. The general nature and effect of the orders will be to continue indefinitely the provisions of The Camden (Redhill Street) Experimental Traffic Order 2022, as set out below:

REDHILL STREET / CUMBERLAND MARKET:

Motor vehicles are prohibited from proceeding from Redhill Street into Cumberland Market, and from Cumberland Market into Redhill Street. The restrictions will apply at all times.

REDHILL STREET:

Motor vehicles are prohibited from entering Redhill Street at both its junctions with Albany Street (northern junction adjacent to Gardner House, southern junction adjacent to St. George's Antiochian Orthodox Cathedral) on Mondays to Fridays between 8 and 9.15 am and between 2.45 and 4pm during Christ Church C of E Primary School term times. Exemptions to these timed restrictions will apply in respect of vehicles registered to properties in Redhill Street or properties accessible only via Redhill Street, to disabled badge holders living in Redhill Street or properties accessible only from Redhill Street and any other vehicles which may otherwise be authorised by the council.

NASH STREET:

Motor vehicles are prohibited from entering Nash Street at its junctions with Robert Street and Albany Street except for the purposes of accessing properties in Nash Street or off-street premises accessible only via Nash Street. A 24-hour prohibition on waiting by vehicles will apply from the junction with Robert Street northwards for a distance of approximately 10 metres.

ROBERT STREET / ALBANY STREET:

24-hour waiting restrictions, including for the purposes of loading or unloading will apply in Robert Street between the junction with Albany Street and Nash Street and on the east side of Albany Street approximately 10 metres either side of the junction with Robert Street.

Copies of the Order, which will come into force on 9 February 2024, and of other documents relating to the Order may be viewed at <https://www.camden.gov.uk/recently-advertised-proposals> or contacted by contacting traffic.orders@camden.gov.uk or may be inspected in person by appointment only at 5 Pancras Square, London, N1C 4AG, between the hours of 9am and 5pm on Mondays to Fridays excluding bank and public holidays (please contact traffic.orders@camden.gov.uk to arrange an appointment).

Any person desiring to question the validity of the Order or of any provision contained therein on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984 or that any of the relevant requirements thereof or of any relevant regulations made thereunder has not been complied with may, within 6 weeks of the date on which the Order was made, make application for the purpose to the High Court.

Peter Mardell
Head of Parking Operations
8 February 2024

