

Our ref: 2020-008

28 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Towen Hall
Judd Street
London
WCH1 9JE

For the attention of Nora-Andreea Constantinescu

Dear Nora

FORMER BIRD IN HAND PUBLIC HOUSE – PLANNING CONDITIONS 4, 10, 11, 13, 14, 21 & 23

Further to the granting for Planning Permission for the former Bird In Hand Public House development (Planning Application ref: 2022/3430/P) please find enclosed information for the discharge of Planning Conditions as detailed below:

Condition 4 - Materials - *Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:*

- a) *Details including sections at 1:10 of typical windows (including jambs, head and cill), ventilation grills;*
- b) *Details including sections at 1:10 of new balcony balustrades and gates;*
- c) *Samples and manufacturer's details of all new facing materials;*
- d) *A sample of all brickwork shall be erected on-site and approved by the Council before the relevant part of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must be constructed at 1:1 scale and be no less than 1sqm in size and should demonstrate the proposed colour, texture, mortar and bond of the brickwork and include a sample of the special bricks and patterns.*
- e) *Details including sections 1:10 of privacy screens to balconies.*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area and safeguard the amenity of neighbouring occupiers in accordance with the requirements of policy D1 and policy A1 of the London Borough of Camden Local Plan 2017.

Please refer to drawings:

600 Façade Detail 1 T03; 601 Façade Detail 2 T02; 603 Façade Detail 3 T02; by Metashape Architects. Physical brick samples will be sent by separate cover to the planning department.

Condition 10 - Flood Risk - (Pre-commencement of Development Above Ground) - *Prior to above ground development a Flood Risk Emergency Plan should be prepared in accordance with the aims and objectives of the ADEPT/Environment Agency Flood Risk Emergency Plans for New Development guidance and submitted to the Local Planning Authority and approved in writing.*

Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan

Please refer to report: 21170-FRA-RP-02-C01 by Water Environment

Condition 11 – SUDs - *Prior to commencement of the development, full details of the sustainable drainage system shall demonstrate a drained site discharge rate of no more than 2l/s approved by the Local Planning Authority and shall be submitted to and approved in writing by the local planning authority. The sustainable drainage system shall include sufficient blue roof storage capacity and permeable paving, and should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:*

- *The proposed SuDS or drainage measures including storage capacities and results of infiltration testing*
 - *The proposed surface water discharge rates or volumes and confirmation of flow control measures*
 - *Details on the number and location of control and discharge points*
- Systems shall thereafter be retained and maintained in accordance with the approved details.*

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

Please refer to drawings: 21770-BMCE-XX-ZZ-DR-C-51110; 21770-BMCE-ZZ-B1-DR-C-51099; 21770-BMCE-ZZ-GF-DR-C-51100; 21770-BMCE-ZZ-GF-DR-C-51200; 21770-BMCE-ZZ-GF-DR-C-51201 by Barrett Mahony

Condition 13 - Cycle Parking - (Prior to Development) - *Before the development commences, details of secure and covered cycle storage area for 22 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.*

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Please refer to drawings:
605 Proposed Bike Store-T03 by Metashape Architects

Condition 14 – Waste Storage (Prior to Development) - *Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall*

be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter. Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 of the London Borough of Camden Local Plan 2017.

Please refer to drawings:

607 Proposed Bin Store-T01 by Metashape Architects

Condition 21 - Adaptable Housing (Part M4(2)) and Wheelchair adaptable housing (Part M4(3))

Prior to the commencement of development (other than works of demolition or excavation), details shall be submitted identifying the Wheelchair adaptable unit and demonstrating compliance with Part M4(3) of the Building Regulations. The unit identified shall thereafter be constructed to comply with Part M4(3) of the Building Regulations.

All other residential units hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policies H6 and C6 of the Camden Local Plan 2017.

Please refer to drawings:

606 Wheelchair Adaptable Unit-T02 by Metashape Architects

Condition 23 - Archaeology (Prior to Development) - *No demolition or excavation (other than exploratory excavation) shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. No development, demolition, or excavation shall take place other than in accordance with the agreed WSI. The WSI shall include:*

A. The programme and methodology of site and building investigation and recording, and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination, public engagement, and deposition of resulting material.

The post investigation analysis, publication & dissemination, public engagement, and deposition of resulting material shall be undertaken in accordance with the programme set out in the WSI.

Reason: Development must not commence before this condition is discharged to safeguard the heritage of the borough by ensuring that any archaeological remains on site are adequately recorded, in accordance with policy D2 of the Camden Local Plan 2017 and Policy HC1 of the London Plan.

Please refer to report: 2023.10.09 WSI Bird In Hand - West End Lane FINAL by HCUK

The application payment has been sent separately.

Should you have any queries please do not hesitate to contact me.

We look forward to hearing from you.

Yours sincerely

METASHAPE | ARCHITECTS



Ian Liptrot BA(Hons) MArch RIBA ARB

Director

For and on Behalf of Metashape Architects Limited

Mobile : 07795976374

cc. Peter Cunningham – KK4 LTD