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Alex Kresovic
Regeneration and Planning
London Borough of Camden
2nd Floor 5 Pancras Square
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N1C 4AG

12th April 2024

WC/JM/KH
Ref: PP12974868
BY EMAIL

Dear Alex,

APPLICATION FOR DISCHARGE OF CONDITION 35 (DMP/CMP MONITORING FEE), CONDITION 36 (DMP/CMP IMPACT BOND), CONDITION 37 (HIGHWAYS CONTRIBUTION), CONDITION 38 (APPROVAL OF ARCHITECT) AND CONDITION 41 (CARBON OFFSET PAYMENT) PURSUANT TO PERMISSION FOR 2020/3461/P AT CHESTER ROAD HOSTEL, 2 CHESTER ROAD, LONDON, N19 5BP

On behalf of our client London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited (the 'Applicant'), we hereby submit an application to formally discharge planning conditions 35, 36, 37, 38 and 41 pursuant to application 2020/3737/P, in respect of Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site').

Please find enclosed details submitted for approval in respect of the requirements of these conditions, which relate to payment of planning obligations and confirmation of the project architect, and state as follows:

Condition 35

On or prior to Implementation, confirmation that the necessary measures for the provision monitoring the Demolition Management Plan (DMP) and Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017

Condition 36

On or prior to Implementation, confirmation that the necessary measures for a bond for the Demolition Management Plan (DMP) and Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

Condition 37

On or prior to Implementation, confirmation that the necessary measures for the provision of highways, pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

Condition 41

On or prior to Implementation, confirmation that the necessary measures for carbon offsetting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policy CC1 of the London Borough of Camden Local Plan 2017.

These conditions relate to the payment of planning obligations, which have been made by the Applicant in March 2022. This is demonstrated through the submission of the following supporting document:

- **000033858 - Section 106 Discharge Notice**

Condition 38

Prior to commencement of above ground works (excluding demolition), details of the architect to be employed for the construction period shall be submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard the appearance of the building and the character and appearance of the wider area in accordance with the requirements of policies D1 and D2 of the London Borough Camden Local Plan 2017.

The applicant has confirmed that the architect for the construction stage will be Watkins Grey International, with RKCα maintaining a watching brief as design guardians for the scheme. This is set out in the following supporting document:

- **240412 Project Architect Information - Chester Road**

The application was submitted via the Planning Portal on 12th April 2024. The requisite planning application fee of £215 has been paid by the Applicant via the Planning Portal.

We trust that the enclosed is in order and look forward to receiving confirmation of the validation of the application and subsequent formal discharge of these conditions. In the meantime, should you have any queries, please do not hesitate to contact wclutton@iceniprojects.com or jmiller@iceniprojects.com in the first instance.

Yours Faithfully,



Iceni Projects Limited

cc. The London Borough of Camden; Morgan Sindall Construction and Infrastructure Limited