



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Joanne Clark
Regeneration and Planning
London Borough of Camden
5 St Pancras Square
London
N1C 4AG

28 June 2024

Ref: WC/JM/KH
VIA PLANNING PORTAL

Dear Joanne,

APPLICATION FOR DISCHARGE OF CONDITION 9 (PILING), CONDITION 17 (TREE PROTECTION - REDISCHARGE) AND CONDITION 18 (FOUNDATION DETAILS (TREE ROOT PROTECTION)) PURSUANT TO PLANNING PERMISSION 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 re-discharge planning condition 17 and discharge planning conditions 9 and 18 pursuant to planning permission 2020/3461/P, in respect of Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site').

Planning Permission was granted on 11th May 2021 under reference 2020/3461/P for the following description of development:

'Redevelopment of the site to include demolition of existing hostel building and the erection of a new hostel building (sui generis) formed of 3 x part 3, part 4 storey blocks with 2 x external stairwells arranged around a central courtyard. Associated works include installation of plant equipment, access arrangements and tree and landscaping works'.

Condition 9: Piling

Condition 9 reads as follows:

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling shall be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of Policies A5 and CC3 of the London Borough of Camden Local Plan 2017.

The following details are being submitted to discharge Condition 9:

- Chester Road - GMP Method Statement CFA Piling – prepared by Morgan Sindall

- CH0011-PEF-CH-FD-DR-S-0100 Piling Layout General Arrangement P01 – prepared by Pell Frischmann

Condition 17: Tree Protection

Please find enclosed details submitted for approval in respect of the requirements of Condition 17, which states as follows:

Prior to commencement of works on site, details demonstrating how trees to be retained shall be protected during demolition and construction work, to include a schedule of monitoring and supervision by the project arboriculturist, shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

This condition was fully discharged originally on 15th March 2022 under AOD permission 2021/5554/P, with the approved details complied with during the demolition phase of the development. However, prior to the construction phase, the piling strategy for the site has highlighted that one tree - Tree 13 (Sugar Maple tree) - originally identified for retention will now need to be removed. Accordingly, it will be necessary to diverge from the approved arrangements at the construction stage of the development and the Applicant is seeking to re-discharge this planning condition to update these details.

A Non Material Amendment application has been submitted alongside this AOD application with an addendum to the approved Arboricultural Impact Assessment, so that the details can also be formally regularised within the extant permission.

These revised proposals have been discussed with Arboricultural Officers at the Council prior to submission of this application, which seeks to agree these revised details through the submission of the following documents, which also provides the relevant arboricultural commentary to discharge Condition 18:

- Updated Arboricultural Method Statement June 2024 (prepared by Sharon Hosegood Associates)

Condition 18: Foundations Details (Tree Root Protection)

Condition 18 reads as follows:

Prior to commencement of above ground works (excluding demolition), details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

The following details are being submitted to discharge Condition 18:

- Updated Arboricultural Method Statement June 2024 (prepared by Sharon Hosegood Associates)

- CH0011-PEF-CH-XX-D-S-0200 – General Sections and Elevations – Sheet 1 (prepared by Pell Frischmann)
- CH0011-PEF-CH-XX-D-S-0201 – General Sections and Elevations – Sheet 2 (prepared by Pell Frischmann)
- CH0011-PEF-CH-XX-D-S-0202 – General Sections and Elevations – Sheet 3 (prepared by Pell Frischmann)
- CH0011-PEF-CH-XX-D-S-0203 – General Sections and Elevations – Sheet 4 (prepared by Pell Frischmann)
- CH0011-PEF-CH-FD-D-S-0101 – Lower Ground Floor Foundation Layout (prepared by Pell Frischmann)
- CH0011-PEF-CH-FD-D-S-0102 – Blocks A & C Foundations Layout (prepared by Pell Frischmann)
- CH0011-PEF-CH-FD-D-S-0103 – Block B Foundations Layout (prepared by Pell Frischmann)

The impact of the foundations details set out in the above plans is assessed within the supporting Updated Arboricultural Method Statement, which demonstrates that the arboricultural impacts will be acceptable, with appropriate protection afforded to tree roots.

Summary

The application was submitted via the Planning Portal on 28th June 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. In the meantime, should you have any queries, please do not hesitate to contact William Clutton (wclutton@iceniprojects.com or 07557 805 372) or Jack Miller (jmiller@iceniprojects.com or 07823 457 323) of this office in the first instance.

Yours faithfully,



Iceni Projects Limited

cc. London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited