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Planning and Development  
London Borough of Camden  
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11 July 2024

Dear Sir / Madam,

**ARCHES 29-31, CASTLE MEWS, LONDON, NW1 8SU: TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) - SCHEDULE 2, PART 11, CLASS B – DEMOLITION OF BUILDINGS**

On behalf of The Arch Company Properties Limited (*“the Applicant”*), please find enclosed an application (*“the Application”*) for prior notification for demolition under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at Arches 29-31 Castle Mews, London, NW1 8SU (*“the Site”*).

This Application has been submitted to the London Borough of Camden (*“the Council”*) for consideration via the Planning Portal (Ref: PP-13210381). In addition to this letter, this Application comprises the following documents:

- Prior Approval Application Form, prepared by Montagu Evans
- Site Location Plan (23-4578-PD-001), prepared by RKG
- Proposed Enabling Works: Arch 29, 30 and 31 (23-4578-FE-042 A), prepared by RKG
- Risk Assessment and Method Statement, prepared by Syd Bishop & Sons (Demolition) Ltd
- Site Notice

The statutory planning application fee of £190.00 (including Planning Portal administration fee) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023, as amended, and payment has been made online.

## BACKGROUND

The Site (Figure 1) comprises three arches (Arches 29-31) that form part of a wider site, which includes a linear run of arches (Arches 29-41), a warehouse and service yard, that was last used as a builder’s merchant (Sui Generis) by Buttle’s.



*Figure 1: Aerial View of Site with Indicative Red Line (Source: Google Maps)*

Arches 29-31 are open on the western side, fronting into the existing warehouse. The eastern side of the arches comprise brick and / or timber infills, built to the line of the viaduct. The infills are in a poor state of repair, with the masonry infills bowing from the line of the building. Temporary bracings have been put in place, however the removal and replacement of the infills is required.

Development proposals are being prepared for the wider site, which include the refurbishment of the arches, partial demolition of the warehouse and minor extension. An application for full planning permission will be submitted in due course to cover these works.

Whilst an application is due to be submitted later this month, given the condition of the rear infills of Arches 29-31, it is proposed that the removal of the infills and temporary securement will form part of the enabling phase of works (internal strip out, site clearance etc.). The Prior Approval for Demolition is therefore progressed on this basis, to allow the minor demolition and removal of brick infills within Arches 29-31.

### **PRIOR APPROVAL FOR DEMOLITION**

This submission provides prior notification of the proposed demolition of the rear infills to Arches 29-31. The scope of demolition is detailed on the enclosed 'Proposed Enabling Works: Arch 29, 30 and 31' drawing (23-4578-FE-042 A).

Any building operation consisting of the demolition of a building is permitted development, subject to exclusion criteria, and determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site, as per Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

A Risk Assessment and Method Statement, prepared by Syd Bishop & Sons (Demolition) Ltd, is submitted as part of this Application, which outlines the proposed demolition methodology.

It is proposed that Heras fencing with heavy duty mono flex sheeting will be placed along the boundary to protect neighbouring properties and landscaping. The infills to Arches 29 and 31 will be hand-demolished from within the arches,

with an alloy scaffold tower erected inside the arches and material brought inwards for removal from the Site. Demolition of Arch 30 will be required from adjoining land. A protection zone will be put in place around the alloy scaffolding, with debris netting attached to protect the neighbouring properties. Material to be removed from the infill will be placed directly within the site boundary. A banksman will be positioned within the demolition area whilst demolition is taking place.

The Applicant has already engaged with neighbouring landowners regarding the scope of demolition proposed. Further communication will take place prior to the proposed demolition works taking place by both the Party Wall Surveyor and the appointed contractor. This will include communication of details regarding the extent of works to be undertaken, projected timescales, health and safety information and relevant contact information. Where necessary, consent will be obtained for access via neighbouring properties to install the necessary safety measures and / or undertake the works.

Following demolition, it is proposed that 3m high timber hoarding will be erected to secure the Site, together with pigeon netting to the remaining openings. It is intended that such hoarding will be in place until such time that planning permission is granted for the development of the wider site, which will include the replacement of the infills with new masonry infills.

Whilst the Risk Assessment and Method Statement and drawings include details of wider enabling works (internal strip out, site clearance etc.), this submission relates to the demolition of the rear infills to Arches 29-31 only.

In accordance with the requirements of Class B, a Site Notice will be displayed on the Site, which will remain in place for a continuous 21-day period whilst the Application is considered by the Council.

## CLOSING

Written notice is respectfully requested from the Council to confirm that the proposed demolition at Arches 29-31 Castle Mews constitutes permitted development, as per Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

We trust that the enclosed information is in order and will enable you to validate this Application. However, please do not hesitate to contact Harriet Humphrey ([harriet.humphrey@montagu-evans.co.uk](mailto:harriet.humphrey@montagu-evans.co.uk)) or Kirill Malkin ([kirill.malkin@montagu-evans.co.uk](mailto:kirill.malkin@montagu-evans.co.uk)) of this office should you have any queries or wish to discuss this Application in further detail.

Yours sincerely,



**MONTAGU EVANS LLP**

Enc.