

# The Heritage Practice

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16 August 2024

Planning portal  
Reference: PP-13334402

Dear Daren

## 21-23 Bedford Place, London, WC1B 5JJ

We write on behalf of the owners of the above property (hereafter referred to as "the applicant") to submit an application for the discharge of the 'pre-commencement' conditions for the recently approved planning permission.

Planning permission was granted on 12 August ref: 2023/4841/P.

Three conditions require details to be submitted and approved prior to works starting on site.

These are listed below:

### Condition 4

*Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:*

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used*
- iii. full details of planting species and density*

Please find attached;

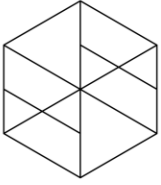
- 2205 - 21-23 Bedford Place - Stage 2 Planning Issue Sheet P06
- 2205-SPP-BP-ZZ-DR-A-27-4002-S2-P01
- Care Manual for Living Roof Installations
- Extensive Green Roof Cross Section
- Vegetation-mat\_Optigruen\_SM-G-20

The sheets provide details of the green roof build up including species, as well as care and maintenance services package by Bridgman and Bridgman.

### Condition 7

*Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing.*

Please find attached a Tree Protection Plan by Landmark Trees demonstrating how the tree will be protected during works before and during construction works.



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## Condition 9

*The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.*

Please find attached a copy of the letter ( 2185 Bedford Place Planning Condition 9\_Rev A) from DDA Structural Engineers demonstrating the qualification of the appointed engineer for the project.

We trust that the submission provides you with all the necessary information to validate this application. Should you have any queries in the meantime, please contact [info@theheritagepractice.com](mailto:info@theheritagepractice.com).

Yours faithfully,

The Heritage Practice