

Date: 12/08/2024

Our Ref: 12698

DWD

69 Carter Lane
London
EC4V 5EQ

Planning Department
Camden Council
Camden Town Hall
London
WC1H 8ND
FAO: Joanne Clark, Planning Officer

Dear Joanne,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): TYBALDS ESTATE, NEW NORTH STREET, LONDON, WC1N 3JT (REF. 2021/3580/P)

APPROVAL OF DETAILS APPLICATION TO PART DISCHARGE CONDITIONS 30 (WASTE STORAGE) & 38 (DELIVERY AND SERVICE MANAGEMENT PLAN)

We write on behalf of the London Borough of Camden Council ('Applicant'), to submit an application to part discharge Conditions 30 (Waste Storage) and 38 (Delivery and Service Management Plan) in connection with development at Tybalds Estate, New North Street, London, WC1N 3JT (the 'Site'), secured by planning permission reference 2021/3580/P.

Background

On 14th October 2022, planning permission was granted, following the completion of the shadow S106 Legal Agreement for:

"Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works." (ref: 2021/3580/P).

Following the discharging of a number of pre-commencement conditions, development commenced and the Applicant has now delivered the 10 underbuild affordable units, located in the converted existing floorspace at lower ground floor level of the existing Blemundsbury, Richbell and Falcon blocks. Associated hard and soft landscaping works have also been carried out adjacent to these blocks. Submitted plan reference X-702 details the extent of the initial development that has taken place.

This discharge application relates Condition 30 and 38. The 'relevant part of the development', that this partial discharge application relates to is the delivery of the underbuilds and associated works (see submitted plan ref. X-702) at the Site. These conditions will be further discharged when further development comes forward on the Site.

Condition 30 – Waste Storage

Condition 30 of Planning Permission ref. 2021/3580/P states that:

“Prior to occupation of the relevant part of the development, 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 and permanently retained thereafter.”

To part discharge Condition 30 the following information has been submitted:

Blemundsbury Bin Store:

- BLEMUNDSBURY - REFUSE PLAN; (Rev, SK01); prepared by Matthew Lloyd Architects (July 2024)
- Covered Bin Screens; (Edition 3); prepared by metroSTOR (June 2024)
- MetroSTOR PBS-3 - Unit Dimensions; prepared by metroSTOR (16/12/2020)

Falcon Bin Store:

- FALCON - REFUSE PLAN; (Rev. SK01); prepared by Matthew Lloyd Architects (July 2024)
- PATIO FENCE AND GATES DETAIL VIEWS; (REV F); prepared by Medway Fabrications (06/11/2023)

Richbell Bin Store:

- RICHBELL- REFUSE PLAN; (Rev. SK01); prepared by Matthew Lloyd Architects (July 2024)
- PBL3_LHH_SWD_GW_EU - UNIT DIMENSIONS; (Issue 2); prepared by metroSTOR (24/03/2023)
- Bin Storage Housings (140L - 360L Capacity); (Edition 3); prepared by metroSTOR (June 2024)

The refuse stores have been provided in accordance with the recommendations set out in the Tybalds Estate Regeneration, Waste Management Strategy (DOC NO. D011 V1); prepared by Velocity Transport Planning Ltd (June 2021), which formed part of the approved planning permission.

Condition 30 will be further discharged when further development comes forward on the Site.

Condition 38 – Delivery and Service Management Plan

In the Planning Permission (ref. 2021/3580/P), it states that Condition 38 requires:

“Prior to occupation a delivery and service management plan shall be submitted to and approved in writing by the Local Planning Authority.”

To part discharge Condition 38 the following information has been submitted:

- Tybalds Regeneration: Delivery & Servicing Plan, REPORT on completion on site of Tybalds Regeneration Phase 1A project (05/08/2024) including attached as appendices:
 - Appendix 1: Tybalds Estate Regeneration, Draft Delivery and Servicing Plan (DOC NO. D004 V2); prepared by Velocity Transport Planning Ltd (June 2021)
 - Appendix 2: Tybalds Estate Regeneration, Waste Management Strategy (DOC NO. D011 V1); prepared by Velocity Transport Planning Ltd (June 2021)

Condition 38 will be further discharged when further development comes forward on the Site.

I trust that this provides you with all the required information, however if you have any queries, please contact me on the below details.

Yours sincerely,



Emma Penson
Director
DWD

emma.penson@dwd-ltd.co.uk
020 7332 2115