

FAO KRISTINA SMITH
London Borough of Camden
Camden Council
5 Pancras Square
London
N1 4AG

Wednesday 4th December 2024

Dear Kristina,

RE: DISCHARGE OF CONDITION 5 RELATED TO PLANNING PERMISSION 2024/0479

On behalf of Regal Chalk Farm Limited (hereafter referred to as 'The Applicant'), this letter accompanies an application to discharge Condition 5 attached to planning permission 2024/0479 (dated 27th November 2024).

Relevant Planning History

On 27th November 2024, planning permission was approved for the 'Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys: one containing affordable homes (Class C3) and one (with three cylindrical volumes) containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), a ground floor commercial space (Sui Generis), a ground floor commercial space (Class E) together with public realm, access, plant installation, and other associated works' (application reference 2024/0479).

Condition 5 attached to the decision notice states:

No development, demolition, or site clearance shall commence until the appropriate tree protection measures have been installed and working practices adopted in accordance with the document entitled "100 Chalk Farm Road Arboricultural Impact Assessment" by TMA Environmental Consultants dated January 2024 ref. 220952-PD-11a. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

As stated in the submitted Arboricultural Impact Assessment as part of the planning application (prepared by TMA Environmental Consultants in January 2024), the proposals require the removal of 1no. tree group (G7), 1no. shrub group (G9) and 1no. shrub (S8), all of which have been recorded as Category C (i.e. low-quality).

For this submission, TMA have produced the accompanying Arboricultural Method Statement which details the impact of their removal (low) and includes maintenance measures on the retained trees during and following construction, in full accordance with requirements of Condition 5.

A payment of £215 (including VAT and the Planning Portal administration fee) has been made via the Planning Portal in respect of the Council's planning application fee.



Ahead of submission, Regal have met LBC's tree officer Kelly Sulvari on 09.08.24 to demonstrate compliance with the condition. Officers at Camden are aware of the extremely tight construction and delivery programme to enable completion prior to the commencement of 2027/2028 academic year. As part of the Post-Planning Performance Agreement, Condition 5 was submitted in draft form to case officer Kristina Smith on 14th October 2024 to avoid delays to the discharge process. We trust the above is sufficient to discharge the condition. If you have any queries, please do not hesitate to contact Charlotte Wheeler (charlotte.wheeler@regal.co.uk) at this office.

Yours sincerely,

C Wheeler

Charlotte Wheeler
Senior Planning Manager
For and on behalf of Regal Chalk Farm Limited