

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

Friday 5th December 2024

Dear Kristina,

RE: DISCHARGE OF CONDITION 13 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 13 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 13 attached to the decision notice states:

No below ground demolition or construction shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no below ground demolition or any construction shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

a.) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

b.) Where appropriate, details of a programme for delivering related positive public benefits

c.) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Development must not commence before this condition is discharged to safeguard the heritage of the borough by ensuring that any archaeological remains on site are not permanently destroyed, in accordance with policy D2 of the Camden Local Plan 2017.



This application is accompanied by a Written Scheme of Investigation drafted by Pre-Construct Archaeology Limited. The document includes a watching brief methodology. This WSI was submitted to Greer Dewdney BA (Hons) MSc ACIfA from the Greater London Archaeological Advisory Service (GLAAS) at Historic England on 10th October, who confirmed it was acceptable for approval on 15th October 2024 and in full accordance with Condition 13.

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.

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. 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