

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 4 RELATED TO PLANNING PERMISSION 2024/0539/L

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 2024/0539/L (dated 2nd December 2024) at 100 and 100a Chalk Farm Road, NW1.

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).

This application was accompanied by a Listed Building Consent (reference 2024/0539/L) for the 'Removal of existing steel beams in party wall with adjoining Roundhouse and works of repair and making good to brickwork'.

Condition 4 attached to the Listed Building Consent decision notice states:

No demolition shall commence until a demolition method statement for the removal of the steel beams attached to the Roundhouse has been submitted to and approved in writing by the local planning authority. The demolition method statement shall include all the following:

- Detail of the works and the methodology for detaching the steel beams from the Roundhouse,*
- Measures to prevent and minimise the potential for damage to the Roundhouse,*
- Details of supervision by a suitably qualified engineer, and*
- A programme for the works.*

All works carried out as part of the development must be undertaken in accordance with the terms of the agreed demolition method statement.

Reason: To protect the stability, fabric and significance of the Roundhouse, in accordance with policy D2 of the Camden Local Plan 2017.

Accompanying this submission is a Hand Separation from Roundhouse Theatre Method Statement drafted by D&R Demolition which captures the demolition works for the removal of any attached building from the side of the Roundhouse, setting out the work methodology that addresses the specific risks and control measures needed to safely carry out the works. This report was shared with Robert Hill from the Historic Building Advisory Service who advised that in his view this is sufficient to discharge condition 4.



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. 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