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Development Planning
London Borough of Camden
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FAO: Edward Hodgson

23 December 2024

Our ref: LEOL/SNE/ASA/U0025656

Your ref: 2024/3177/P // PP-13657125

Town and Country Planning Act 1990 (as amended)

Main Quadrangle and Wilkins Building, Gower Street, London, WC1E 6BT

Part Discharge of Condition 13, and discharge of Informatives 4 and 5 of Planning Permission ref. 2024/3177/P

On behalf of our client, University College London, we enclose an application to submit details to part discharge Condition 13, and informatives 4 and 5, attached to planning permission (ref. 2024/3177/P) in respect of Main Quadrangle and Wilkins Building, Gower Street, London, WC1E 6BT (the "Site").

Planning Background

Planning permission and listed building consent (ref: 2024/3177/P and 2024/3192/L) was granted on 29 November 2024 for the following:

"Refurbishment and improvement works, including creation of sloped access to the Slade and Wilkins Building, replacement of roof lights on Slade Building, Installation of canopies and landscaping works in the Main Quadrangle, installation of plant and enclosure on the Wilkins Building roof, waterproofing works to the Chadwick Building basement, cycle parking, disabled parking, and associated works".

This application seeks to part discharge the aforementioned planning condition and informatives in relation to the approved planning permission (ref. 2024/3177/P), to formally approve the additional BNG Requirements.

Condition 13 – Biodiversity Net Gain

Condition 13 of planning permission (ref. 2024/3177/P) states:

"a) The development shall not commenced until a Biodiversity Gain Plan and Habitat Management and Monitoring Plan prepared in accordance with the draft Habitat Management and Monitoring Plan dated 9th October 2024 is submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan (HMMP) should include:

- a non-technical summary;

- the roles and responsibilities of the people of organisations delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the Biodiversity Net Gain in accordance with the Biodiversity Gain Plan;
- the management measures to maintain habitat in accordance with the Biodiversity Gain Plan for a period of 30 years from the completion of the development; and
- the monitoring methodology and frequency in respect of the created or enhance habitat to be submitted to the local planning authority.

b) The developer shall notify the local planning authority in writing 1) when the HMMP has been implemented; and 2) the habitat creation and enhancement works as set out in the HMMP have been completed.

c) No development shall take place until the habitat creation and enhancement works set out in the approved HMMP have been completed and a completion report, evidencing the completed habitat enhancements, has been submitted to and approved in writing by the local planning authority.

The created and/or enhanced habitat specifically in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP."

As per the requirements of part A of Condition 13, a Biodiversity Gain Plan and associated Metric, and Habitat Management and Monitoring Plan, have been submitted to support the part-discharge of the planning condition.

This application is therefore specifically for the discharge of Part A of the planning condition, with the other parts being submitted for determination at a later date.

Based on the information provided within the supporting documents, it is considered sufficient to allow for the planning condition to be part-discharged and look forward to receiving a positive determination in due course.

Informatives 4 and 5 – Biodiversity Gain Plan

As per the requirement of Paragraph 14 of Schedule 7A to the Town and Country Planning Act 1990 (as amended), informatives have been imposed on the planning permission, similar to the planning condition above, requiring the submission of a Biodiversity Gain Plan for approval by the local planning authority.

As per the requirements of the informatives, a Biodiversity Gain Plan and associated Metric, have been submitted to support the requirements of the informatives. We trust the information provided is sufficient to allow for the required approval of the plan.

Application Documentation

In line with Camden Council's validation requirements, the following documents, along with this covering letter, have been submitted online via the Planning Portal (PP-13657125):

- Completed Application Form;
- Covering Letter (this document); and

- Biodiversity Gain Plan and Metric, prepared by The Environment Bank; and
- Habitat Management and Monitoring Plan, prepared by Tyler Grange.

Summary

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. The application fee of £215.00 (including £70.00 service charge) has been paid directly to the Planning Portal.

We look forward to confirmation of validation of this application shortly. Should you wish to discuss any aspect of this application, please do not hesitate to contact Sam Neal (020 3486 3312) of this office.

Yours faithfully,



Gerald Eve LLP