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Camden Council
Planning Department
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26th March 2025

Dear Sirs

RE: APPLICATION TO DISCHARGE CONDITION 7 REQUIRING THE SUBMISSION OF A CONSTRUCTION MANAGEMENT STATEMENT TO THE LPA IN RELATION TO APPROVED HOUSEHOLDER APPLICATION 2023/0534/P FOR THE ERECTION OF A SINGLE STOREY REAR LOWER GROUND FLOOR EXTENSION AT 4 THE HEXAGON, FITZROY PARK, CAMDEN, N6 6HR.

The above application has been submitted to the Council via the Planning Portal, ref PP-13899290 along with the required application fee. The submission comprises:

- Completed Application form
- Construction Management Plan produced by GL/EU Motion
- Covering letter and Planning Statement (this letter)
- Supporting emails from local residents (provided on a confidential basis)

We trust that this submission provides you with all the information required to validate the application but please let me know if you have any questions or require anything further.

Condition 7 and its requirements

Planning approval 2023/0534/P for a rear extension to the property included a total of 7 conditions. Conditions 4, 5, 6 and 7 are all pre-commencement conditions, and the applicant is preparing the required information to discharge all of these as per their specific requirements. This application relates solely to discharging Condition 7, which is repeated below for reference:

Prior to the commencement of works, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:

- a) The access arrangements for vehicles.***
- b) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.***
- c) The proposed site working hours including start and end dates.***
- d) Any other relevant information.***



The relevant part of the works shall be carried out in full accordance with the CMS details thus approved

To fulfil this requirement the applicant has appointed Motion Transport Consultants to prepare the required Construction Management Statement, and this forms the main basis of this submission. In this letter we summarise its details and how it has met the requirements of the condition.

The submitted Construction Management Plan (CMP) has been prepared on the basis of using the Council's own template to ensure that it meets the LPA's requirements.

Part a) of the condition requires details of the access arrangements for vehicles. Appendix A of the submitted CMP provides a plan of the existing highway network with Appendix B and C providing details of the proposed site setup and swept path analysis showing vehicle movements and access arrangements. Figure 2 of the report provides further details of the construction routing plan to give added clarity.

Part b) of the condition requires parking and loading arrangements of vehicles and delivery of materials and plant to the site. Appendix B provides details of loading areas and areas to store materials, with Appendix C showing how loading/delivery vehicles will be able to enter and leave the site. Details of the hours of delivery, and also the type of vehicle being used and provided under sections 17 and 18.

Part c) of the condition requires details on the proposed working hours including start and end dates. Section 9 of the document confirms details of the proposed working hours, being 8am to 6pm Monday Friday, 8am to 1pm on Saturdays with no work occurring on Sundays or Public Holidays. It confirms that the works will commence on Monday 2nd June until Monday 1st September 2025.

Part d) requires the submission of any other relevant information. In addition to the above we note the encouragement from the Council for developers to engage with the local community prior to the commencement of works and the submitted CMP provides details of this consultation in sections 9 to 11. The applicant and contractor has engaged with the local community as directed, and a summary of that consultation is provided by the submitted forms.

On a confidential basis, so as to not make personal details publicly available, we provide a series of emails from the neighbours and the Fitzroy Park Residents Association demonstrating this consultation, their feedback and the measures taken to address the points raised.

This submission thereby addresses the requirements of Condition 7 and we respectfully ask that the condition is duly discharged. Notwithstanding if you have any queries please do not hesitate in contacting me and I will be very happy to assist.

Yours Sincerely

Adam Wilkinson BSc MRTPI
Director



RTPI

Chartered Town Planner

