



22nd June 2015

Our reference: 2013/ER/MS/085

Your reference: 2014/4949/P

Ms Sumaya Nakamya
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Finnegan Associates Limited
Felgate Mews (off Studland St)
Hammersmith
London
W6 0LY
Tel: +44 (0) 20 3137 8078
Email: Eamon@finneganassociates.com

Dear Ms Nakamya,

65 COMPAYNE GARDENS – BREACH OF PLANNING CONDITIONS 4, 5 & 8

Following receipt of your letter dated 15/06/2015, Reference number RS/PE/EN15/0451 regarding the breach of planning conditions 4, 5 & 8 of the 65 Compayne Gardens planning approval, Reference 2014/4949/P, we acknowledge that part of the planning approval conditions as stated above have been breached and we write to you now to remedy this, please find our response below to each point raised in your letter.

1. ***To submit a variation of condition 5 application. Please be advised that the replacement of the tree and hedges must be of similar size and species.***

CLIENT RESPONSE

We confirm that any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species. In this case the tree in question will be replaced like for like, a Magnolia Tree of similar size and age.

2. ***To submit information to discharge conditions 4 and 8. The development has commenced without the conditions being discharged as such you are in breach of conditions;***

Condition 4

No development shall take place until full details of means of enclosure of the private open space areas hereby approved have been submitted to and approved by the local planning authority in writing. Such details shall include elevations with proposed grading levels, steps, dwarf wall, and planting. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

CLIENT RESPONSE

In relation to condition 4 please see the attached Compayne Gardens Design and Access document stating "A Gate will be added around the property in order to increase the security of the new reconfiguring of the basement into a flat. Secondary access will be added at each side of the building. ,the front gate and balustrade around the light wells will be cast iron to match the existing window balustrades of the property to maintain the overall look and character".

Please also refer to PDF file 140331_Compayne Gardens_Design and Access, showing the proposed elevation with information. With regards to grading levels, steps and dwarf walls no changes will occur during this development. Where the issue of planting is raised please refer back to the attachment stating "In order to maintain the appearance and character of the existing building, the bushes, and plants will be relocated in front of the proposed balustrades



associated with the proposed front light wells, to maintain the overall look and character". We confirm that in association with these relocation works as stipulated in conditions 5 any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

Condition 8

Before the development commences, details of secure and covered cycle storage area for cycles shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new units, and thereafter permanently retained thereafter.

CLIENT RESPONSE

In relation to condition 8 please see the attached Compayne Gardens Proposed Floor Plan, drawing ref 13-085-06 to see location of the covered cycle storage along with the Bike Shelter Compayne Gardens image, this shows an indication as to the design of the proposed covered bike storage with Sheffield bicycle stand.

We trust that the above proposal is satisfactory, however should you want to discuss this in more detail or require more information, please do not hesitate in contacting me.

Yours sincerely,

Mr Eamon Robers BSc (Hons) MRICS
Operations Director
M: +44 (0) 7966 236 713
E: eamon@finneganassociates.com

Enc. Drawing 13-085-06 Proposed Floor Plans
Design & Access Statement