

Via Planning Portal

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Our Ref: KJ/SYW/17940

Jenna Litherland
Development Management
London Borough of Camden
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London
WC1H 9JE

25th June 2015

Dear Jenna,

**DISCHARGE OF CONDITION 13 (ADJOINING RAILWAY LAND)
GRANTED UNDER PERMISSION REFERENCE 2013/6627/P DATED
13/06/2014
187-199 WEST END LANE, LONDON, NW6 2LJ
PLANNING PORTAL REF. PP-04287019**

I write on behalf of our clients, West Hampstead Square LLP., to submit an application for the approval of details reserved by condition 13 in relation to LPA ref. 2013/6627/P at the above site.

Planning permission was granted under LPA ref. 2013/6627/P on 13th June 2014 for the "*Variation of condition 11 (approved plans) and condition 13 (London Underground structures) to planning permission 2011/6129/P granted on 30/03/2012, and as amended on 15/07/2013 by planning permission 2013/1924/P, for redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units, namely alteration to entrances and layouts at ground floor level block A-E, alteration to fenestration and layouts to all level block F and G, and alteration to landscaping*".

Condition 13

The current application seeks the discharge of Condition 13 of LPA ref. 2013/6627/P, which requires the approval of detailed design and method statements and assurances (in consultation with London Underground) for all of the following:

- a) retaining structures, foundations, basement and ground floor structures
- b) protection from vehicle incursion
- c) fencing design, erection and maintenance adjacent to LU land
- d) wall design, erection and maintenance adjacent to LU land on the approach to West End Lane
- e) accommodation of existing London Underground structures
- f) use of tall plant and erection of scaffolding
- g) London Underground's right of access to its property
- h) details of the management company have been provided.



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Details Submitted to London Underground and Network Rail

With regard to Condition 13, the contractor has been in consultation with London Underground Limited (LUL) and Network Rail regarding details of the structure adjoining the railway land. It was agreed with LUL that full details of the structure as outlined in Condition 13 would be first issued to Network Rail for review and approval; upon receipt of Network Rail's approval, LUL would accept Network Rail's approval which would be equal to or more onerous than the review LUL would undertake.

In support of this please see below ongoing correspondences with LUL and Network Rail:

- LUL Approval Letter re. Site Perimeter Hoarding, 12.02.14
- LUL Approval Letter re. CFA Pile Installation, Sheet Pile Retention, Site Perimeter Hoarding, and Permanent Boundary Installation, 02.07.14
- LUL Approval Letter re. Timber Noise Barrier, 23.04.15
- Email from Nigel Moore (Mott MacDonald) to Network Rail, 16.06.15

Please see below a schedule of submitted method statements and risk assessments in relation to each part of Condition 13:

a) Retaining Structures, Foundations, Basement and Ground Floor Structures

- CFA Pile Installation - Method Statement, ref: WHS/LUL/PW/006, 22.05.14

b) Protection from Vehicle Incursion

- Proposed permanent access way, Horizontal & vertical alignment, ref: B633-C101 revC, 01.04.15
- Proposed permanent access way, LUL retaining wall plan and cross sections, ref: B633-M112 revA, 7.02.14
- Proposed permanent access way, LUL retaining wall plan, elevation and typical section, ref: B633-M113 revA, 07.02.14
- Proposed permanent access way, LUL retaining wall, type A plan and elevation, ref: B633-M114 revA, 07.02.14
- Proposed permanent access way, LUL retaining wall, type B plan and elevation, ref: B633-M115 rev A. 07.02.14
- Proposed permanent access way, LUL retaining wall, type C plan and elevation, ref: B633-M116 revA, 07.02.14

c) Fencing Design, Erection and Maintenance adjacent to LU Land

- Temporary Hoarding Plan Southern Boundary, ref: SK-F1-025
- Temporary Boundary Treatment, ref: SK-F1-001 revD
- Site Perimeter Hoarding - Method Statement, ref: WHS/LUL/TW/002, 12.02.14
- Site Perimeter Hoarding - Risk Assessment, 12.02.14
- Permanent Noise Barrier – Method Statement & Risk Assessment, ref: WHS/LUL/PW/010, 09.04.15

d) Wall Design, Erection and Maintenance adjacent to LU Land on the Approach to West End Lane; and

e) Accommodation of Existing London Underground Structures

- Sheet Pile Retention to LUL Boundary to Facilitate Construction of Concrete Retaining Wall – Method Statement, ref: WHS/LUL/TW/003, 27.04.14
- Sheet Pile Retention – Method Statement, Appendix A Brochure to Hydro Press System

f) Use of Tall Plant and Erection of Scaffolding

1) Scaffolding

- Erection and Dismantling of Scaffolding – Method Statement, ref: WHS/LUL/TW/007, 07.07.14
- Scaffolding at Block F drawings
- Scaffolding at Block G drawings

2) Tower Canes

- Tower Cranes TC1 and TC4 - Method Statement, ref: WHS/LUL/TW/005, 08.07.14

3) Hoists (installation of two goods hoists to service Blocks D and E)

- Hoist pads plan (location of the hoists)
- Hoist base
- Host Fixing details - structural calculations March 2015, ref: 4252
- Method Statement - Submittal Sheet
- Method Statement – Installation Procedure
- Method Statement - Delivery & Installation of Temporary Passenger/ Goods Rack & Pinion Hoist
- Risk Assessment - Grease, ref: COSHH01, 22.04.04
- Risk Assessment - Lubricant, ref: COSHH07, 28.04.04

g) London Underground's Right of Access to its Property

- Lease Agreement of airspace adjacent to the Southern Boundary of Property at West End Lane. This draft agreement has been agreed with LUL and will be signed in the meantime.
- Lease Plan – Proposed Permanent Access Way, Retaining Wall Layout and Cross Sections, ref: B633-SK120revC

h) Details of the Management Company have been provided

- Email from Ballymore to Harthill Gary, TfL, dated 17 June 2015 with details of the appointed management company, Ballymore Asset management Ltd (BAML).

The application fee of £97.00 has been paid electronically on submission of the application via the Planning Portal.

I look forward to receiving confirmation that the application has been validated. Should there be anything further, please do not hesitate to contact me at this office.

Yours faithfully,



Summer Wong
Senior Planner