

Planning and Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

15 October 2015

Dear Sir/Madam

79 CAMDEN ROAD AND 86-100 ST PANCRAS WAY: DISCHARGE OF CONDITION 8 (HARD AND SOFT LANDSCAPING) AND CONDITION 14 (REPLACEMENT PLANTING) ASSOCIATED WITH PLANNING PERMISSION REF: 2013/7646/P

We write on behalf of our client Barratt London (the applicant), with regards to the above site.

As you will be aware planning permission was granted on 15 May 2014 under application reference 2013/7646/P for:

'Redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements.'

This submission seeks to discharge in full, details of condition 8 (full details of hard and soft landscaping) and, in part, Condition 14 (Replacement Planting)

Condition 8 of the application reference 2013/7646/P states:

'Before the relevant part of development commences full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such detail shall include detail of any proposed earthworks, including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'

Condition 14 of the application reference 2013/7646/P states:

'Prior to the end of the next available planting season, new and replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local authority in writing.'

Condition 8 requires that details of the hard and soft landscaping and means of enclosure are submitted and approved by the local authority before carrying out the relevant work. The attached drawings demonstrate this detail.

Condition 14 requires that the details of replanting species, position, date and size are submitted to and approved by the local authority, before planting occurs. The documents attached to this application provide this information.

Accordingly this application is accompanied by the following documents and drawings:

- Appropriate Application Form
- Cheque made payable to the London Borough of Camden for the appropriate application fee of £97
- The drawings and documents in the below drawing schedule:

DRAWING NAME	DRAWING NUMBER	REVISION
Public Realm GA	1418_010	G
Eastern Courtyard	1418-011	G
Western Courtyard GA	1418-012	G
Eastern Roof Terrace GA	1418_013	G
Western Roof Terrace GA	1418_014	G
Public Realm Levels	1418_015	G
Eastern Roof Terrace Levels	1418_018	F
Western Roof Terrace Levels	1418_019	F
Public Realm Planting Plan	1418_030	F
Eastern Roof Terrace Planting Plan	1418_033	F
Western Roof Terrace Planting Plan	1418_034	F
Paving Type 01 Concrete Sett & Type 02 Concrete Flags	1418_040	G
Paving type 08 Composite Wood Decking to Roof Terraces	1418_051	G
Planting Bed to Light Wells	1418_110	G
AOV Detail	1418_151	-
Eastern Courtyard Section	1418_020	B
Western Courtyard Section	1418_021	B
Eastern Roof Garden Section	1418_022	B
Western Roof Garden Section	1418_023	B
Western Courtyard Section	1418_024	B
Eastern Courtyard Feature	1418_025	E
Water Feature Tree Grill and Support	1418_026	D
Water Feature Details	1418_027	D
Public Realm Planting Plan	1418_30	E
Brown Roof Planting Plan	1418_035	E
Handrail to stairs	1418_073	F
Brick retaining wall and balustrade to decking	1418_074	B
Privacy Screen to Courtyard Terraces	1418_075	F
Gate to Courtyard Private Terraces	1418_076	F
Corten Retaining Wall	1418_077	F

Eastern Courtyard Glazes Railing to Terraces	1418_078	B
Brick and Glass Balustrade	1418_080	B
Gate in Glass Balustrade	1418_081	F
Timber Planter	1418_083	F
Railings to Private Terraces	1418_084	B
Western Courtyard Curved Wooden Bench	1418_090	F
Corden Retaining Wall Seat	1418_091	F
Roof Terraces Curved Wooden Bench	1418_100	F
Bepsoko Lounger	1418_101	C
Wooden Balance Trail	1418_103	F
Landform 01 to Western Roof Terrace	1418_104	F
Landform 02 to Eastern Roof Terrace	1418_105	F
Insect Hotel	1418_106	C
Planting Bed to Light Wells	1418_110	F
Proposed Tree Pit	1418_112	F
Tree Pit Under Hard	1418_133	F
Tree Pit in Courtyard	1418_114	F
Planting Bed to Courtyards	1418_115	E
Planting Bed to Podium	1418_116	F
Tree Pit to Podium	1418_117	F
Self-Grow Bed	1418_118	C
Brown Roof Build Up	1418_119	F
Schematic Water Feature Plantroom	1418_120	E
Planting Schedule	1418_121	-
Landscape Specification	1418_300	-

This application was submitted online via the Planning Portal under the reference PP-04528055. I look forward to confirmation of receipt of the application and its validation.

If you have any queries regarding the content of the application please do not hesitate to contact me on 0207 182 2305.

Yours faithfully,



CBRE LTD ON BEHALF OF BARRATT LONDON

