

Rachel Crick

From: Litherland, Jenna <Jenna.Litherland@camden.gov.uk>
Sent: 30 July 2015 10:57
To: Bert McCabe
Cc: Aleks Pantazis; Anil Garawal; Robin Burek; Zahra Lodhi; Paul Barnes; Mark Furlonger
Subject: RE: Arthur Stanley House enabling works - Phase 2

Dear Bert,

I am satisfied that the dewatering, stabilisation of the existing building and waterproofing does not require consent. My concerns relate to the piling works for a future building without a consent being in place and how this could prejudice a future scheme.

Is it possible to separate out these works?

Thanks, Jenna

Jenna Litherland
Principal Planning Officer

Telephone: 020 7974 3070

From: Bert McCabe [mailto:b.mccabe@ldavies.com]
Sent: 29 July 2015 12:28
To: Litherland, Jenna
Cc: aleks.pantazis@templegroup.co.uk; Anil Garawal; Robin Burek; Zahra Lodhi; Paul Barnes; Mark Furlonger
Subject: RE: Arthur Stanley House enabling works - Phase 2

Jenna,
Good afternoon.

The Phase 2 works at Arthur Stanley House are suggested/recommended for the creation of a watertight basement and to facilitate any potential future development. From your visits to site you will have been aware of the fact that the water table is approximately 300-350 mm above the level of the B -2 slab and the basement needs to be continually pumped out 24 hours/day, 7 days/week at a considerable cost to our client, UCLH Charity.

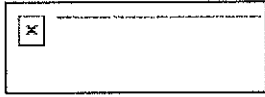
The Phase 2 enabling works consist of the following principal activities:

- Dewatering to enable cutting through the existing B-2 slab and for the construction of ground beams/pile caps
- Permeation Grouting - to stabilise the ground below the basement raft foundation enabling the contractor to cast ground beams below the existing slab
- Insertion of piles/construction of pile caps and ground beams to facilitate a proposed multi-storey future development at the rear of the site
- Waterproofing/tanking the entire basement. The basement structure and retaining walls will be designed to provide a Type A (barrier protection), Grade 3 environment within the building, in accordance with BS 8102: 2009. Two forms of protection are proposed, comprising an external tanking membrane and a concrete waterproof additive.

The crash deck has already been erected to enable the safe and sequential removal of the existing reinforced concrete ground floor slab to the rear of Arthur Stanley House, and to protect the existing B-2 slab from any potential falling debris. In addition, temporary works propping and shoring will support specific walls around the site perimeter prior to the slab demolition.

The programme for completion of the works is currently 33 weeks so your written approval authorising the Phase 2 Enabling Works is both essential and critical to the future development of Arthur Stanley House. We look forward to your response but if you have any queries or wish to discuss further please do not hesitate to contact the undersigned.

Kind Regards,
Bert McCabe
Director



Architects | Planners | Designers

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From: Aleks Pantazis [<mailto:aleks.pantazis@templegroup.co.uk>]
Sent: 28 July 2015 15:01
To: Anil Garawal
Subject: FW: Arthur Stanley House enabling works

From: Jenna Litherland [<mailto:Jenna.Litherland@camden.gov.uk>]
Sent: 27 July 2015 16:21
To: Aleks Pantazis
Subject: RE: Arthur Stanley House enabling works

Hi Aleks,

I need details on why the foundations are required and what they will enable.

Thanks, Jenna

Jenna Litherland
Principal Planning Officer

Telephone: 020 7974 3070

From: Aleks Pantazis [<mailto:aleks.pantazis@templegroup.co.uk>]
Sent: 27 July 2015 16:20
To: Jenna Litherland
Subject: RE: Arthur Stanley House enabling works

Hi Jenna,

I am attaching again the drawings representing the enabling works. Would these provide enough detail to assess the acceptability of the work? If not, what are the requirements on our side to deliver a proposal?

Regards,

Aleksandar

From: Litherland, Jenna [<mailto:Jenna.Litherland@camden.gov.uk>]
Sent: 27 July 2015 16:05
To: aleks pantazis
Subject: RE: Arthur Stanley House enabling works

Hi Aleksandar,

I don't think pre-app is necessary but it would be helpful to understand the enabling works. I can understand the need to make the building water tight. However, the foundations proposed suggest you have an alternative scheme in mind. It will be difficult to assess the acceptability of that without seeing the proposal as a whole.

Thanks, Jenna

Jenna Litherland
Principal Planning Officer

Telephone: 020 7974 3070

From: aleks pantazis [<mailto:aleks.pantazis@templegroup.co.uk>]
Sent: 27 July 2015 13:03
To: Litherland, Jenna
Subject: RE: Arthur Stanley House enabling works

Hi Jenna,

Thank you for the response. If this is the case, do you advice on the need of a pre-application meeting or suggest we directly submit a planning application for the enabling work. Also, given your involvement with the application, how long would it take to get results.

Regards,

Aleksandar Pantazis

From: Litherland, Jenna [<mailto:Jenna.Litherland@camden.gov.uk>]
Sent: 27 July 2015 11:59
To: aleks pantazis
Subject: RE: Arthur Stanley House enabling works

Hi Aleksandar,

I apologise for the delay in responding.

I am of the view that cumulatively, the demolition works and enabling works currently proposed when considered alongside those already undertake would result in substantial demolition and an intention to build out a scheme. As such, I would advise that the works would require planning permission.

I hope this is of assistance.

Regards, Jenna

Jenna Litherland
Principal Planning Officer

Telephone: 020 7974 3070

From: Aleks Pantazis [<mailto:aleks.pantazis@templegroup.co.uk>]

Sent: 27 July 2015 09:45

To: Litherland, Jenna

Subject: Arthur Stanley House enabling works

Hi Jenna,

I am a colleague of Mark Furlonger from Temple. I am writing in regards any decisions made on the enabling works at the Arthur Stanley House. I have been trying to contact you this morning but without any success. Could we please agree on what form of permission is needed and how long it would take to obtain that permission? If you can, please give me a call at 02073943700 and ask for Aleksandar Pantazis or please leave me an email.

Regards,

Aleksandar Pantazis

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