

PD7193/WE/AR-S/HB

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4 April 2016

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

BY PLANNING PORTAL REF: PP-05007902

Dear Sir / Madam

**44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPROVAL OF DETAILS PURSUANT TO
CONDITION 12 ATTACHED TO PLANNING PERMISSION REF: 2015/1243/P**

On behalf of our Client, Victoria Square Property Company Ltd, please find enclosed an application for the approval of details pursuant to Condition 12 attached to planning permission reference 2015/1243/P, which was approved by the London Borough of Camden (LBC) on 30 November 2015.

This application is submitted via the Planning Portal, ref. PP-05007902.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for the:

“Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.”

Condition 12

This application seeks to discharge Condition 12 attached to permission reference 2015/1243/P, which states:

“Prior to commencement of the development, full details of the sustainable drainage system prioritising SUDS within the landscaping shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate greenfield run off rates if feasible or as a minimum a 50% reduction in run off rate. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.”

The following information is submitted to enable the discharge of this condition:

- Letter dated 23 March 2016 from Elliott Wood Partnership LLP;
- Drawing ref. 211593 drg 160323 D5000 P2; and
- A Summary of Calculations (211593 calc 160309).

This submission also comprises the requisite completed application form. The application fee of £97.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed

Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and a cheque for the above amount has been sent to the London Borough of Camden under separate cover.

We trust the enclosed is sufficient to enable the discharge of Condition 12 attached to permission reference 2015/1243/P. However, if you require anything further, please do not hesitate to contact Harriet Barbet (harriet.barber@montagu-evans.co.uk) or Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk) at this office.

Yours Faithfully

Montagu Evans

MONTAGU EVANS LLP

Enc.