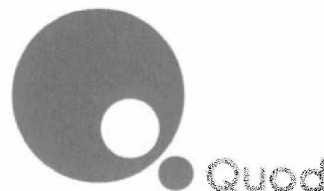


our ref: **TV/Q50105**  
your ref: 2015/1746/P  
email: tom.vernon@quod.com  
date: 19 February 2016



David Fowler  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall Judd Street  
London  
WC1H 8ND

Dear David,

**61 – 65 CHARLOTTE STREET**  
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**APPLICATION TO DISCHARGE CONDITION 13 ATTACHED TO PLANNING DECISION NOTICE REF.**  
**2015/1746/P**

I am instructed by our client, Merchant Land Investments Ltd, to submit an application for approval of details reserved by condition 13 attached to planning permission 2015/1746/P, which approved the following development:

**“Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.”**

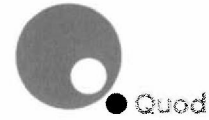
Camden Council granted planning permission on 8<sup>th</sup> January 2016, at which point the decision notice was issued. Condition 13 attached to the permission states the following:

**“Refuse and recycling**

**Prior to commencement of development details of the arrangements for storage and collection of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority in respect of all residential units within the phase.**

**The development shall not be implemented other than in accordance with the refuse and recycling storage shown on the approved plans. All such measures shall be in place prior to the first occupation of any residential units (for the residential element) and prior to the first occupation for the offices (for the office element) and shall be retained thereafter.**

**Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.”**



In accordance with Condition 13 details of the arrangements for storage and collection of refuse and recycling are detailed below:

**a) Commercial (Office) Waste**

i. Storage

- a) The Lower ground floor plan SDA Drawing No. 240/SK/201 shows the shared basement space with Eurobins (1100L) for the recyclable waste and box paladins (940l) for general waste. Annotated on the plan.
- b) The Ground floor plan SDA Drawing No. 240/SK/202 indicates the layout for the Lift L.02 and office foyer in No. 61, e.g. exit via L.02. Annotated on the plan.
- c) As required by CPG 10.18, storage is referred to as 1cu. metre per 300-500sqm. A refuse store has been designated to hold the equivalent of 12 bags per floor of segregated for both recyclable and non-recyclable waste, with consideration given to separate storage for recyclable material.
- d) Total space has been measured at approx. 644 sqm for both floors (Net Internal Area of the office is approx. 416sqm for the lower ground and 228sqm for the ground floor excluding WC's, plant, entrance lobby). For management purposes, occupier cleaning services would collect internal rubbish and store in the designated Refuse Store. Within the Refuse Store there is sufficient space for at least two, wheeled general waste collection bins and two, wheeled recyclable waste collection bins for storage. Access control is secure and under client management. The lobby is ventilated to Building Control Requirements.
- e) The following provision is based upon Office Area of approx. 300-500sqm per floor:
  - General Waste 2no. 940L paladins which are 1500mm (H) x 1020mm (L) x 975mm (D).
  - Recyclable Waste 2no. 1100L Eurobin which is 1370mm (H) x 1260mm (L) x 990mm (W).

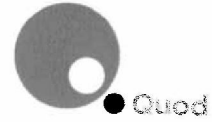
ii. Collection

This will be daily, or otherwise as agreed between the tenant and the commercial waste contractor, i.e. Camden as per the existing situation.

**b) Residential Waste**

i. Storage

- a) The flats are provided with bin stores as part of the kitchen layout (ref. typical layout SDA Drwg No. 240/SK/203) – this will be compartmentalised to provide general waste, recyclable waste and compostable waste. Annotated on the plan.
- b) As required by CPG1 Section 10: 10.8 and 10.9 and 10.10. All approved flats are served by the residential lobby entrance via street entrance at No. 61.
- c) No external storage is provided for, in the interest of conserving the appearance of the conservation area and street scene. All types of waste are stored within the residence, until collection day, at which point the resident takes the waste out to the kerbside, in line with



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collection requirements. The development includes a secure mail lobby for waste bags to be left by LB Camden.

ii. Collection

General household rubbish is collected daily. Recyclable and food waste is collected on Mondays.

Pursuant to the above, we therefore consider that the enclosed material is sufficient for the Council to discharge condition 13 attached to decision ref. 2015/1746/P.

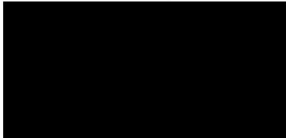
The enclosed submission therefore comprises two copies of the following:

- Signed application form;
- Proposed Lower Ground Floor (App Ref: 249/SK/201)
- Proposed Ground Floor (App Ref:249/SK/202)
- Proposed First Floor Plan (249/SK/203)
- Application fee cheque in the amount of £97 made payable to 'London Borough of Camden'.

If you require additional information or wish to discuss the enclosed then please don't hesitate to contact me to discuss.

Kind regards

Yours sincerely,



Tom Vernon  
Associate

