

Date: 15 July 2016
Your Ref: Planning Portal ref. PP-05217379
Our Ref: 8661

London Borough of Camden
Development Management
2nd Floor, 5 Pancras Square c/o Town Hall
Judd Street London WC1H 9JE
Sent by email to: Tania.Skelli-Yaoz@camden.gov.uk

Dear Tania,

PLANNING APPLICATION REF. 2012/099/P– 163 IVERSON ROAD, NW6 2RB

APPROVAL OF DETAILS APPLICATION (PLANNING PORTAL REF. PP-05217379) FULL DISCHARGE OF CONDITIONS 3, 18, 19 AND 21 AND PARTIAL DISCHARGE OF CONDITION 11

Introduction

This application seeks to fully discharge Conditions 3 and 21 of planning permission ref. 2012/099/P.

The application also seeks to partially discharge Condition 11, and the outstanding information to fully discharge this Condition will be submitted under separate cover in due course.

Conditions 18 and 19 were fully discharged on 11 February 2014 (ref. 2013/4129/P), however now that the units have been completed, internal and external noise measurements have been undertaken to verify compliance with the approved noise levels and are herewith submitted with this application.

Condition 3

Condition 3 of planning permission ref. 2012/099/P requests details of a 1.8m high screen around the roof terrace areas as shown on the original third and fourth floor and roof plans (refs. PL-102B & PL-103). This condition is no longer relevant as the communal roof terraces were removed from the scheme as amended by the Section 73 permission (ref. 2015/0385) and NMA permission (ref. 2016/2668/P). The approved third and fourth floor and roof plans ((1-475-PL-102A & 1-475-PL-103B) indicate that the roof areas to which Condition 3 relates are no longer accessible to residents. The Council has informally confirmed this to be the case, however formal confirmation is sought under this application.

Condition 11

Condition 11 requires evidence of the a) bird and bat habitat provision, b) biodiverse roofs and c) other biodiversity enhancements to be submitted for approval prior to first occupation of the building. Photos are submitted as evidence with this application to demonstrate that the above items a) and b) have been installed in accordance with the approved details (ref. 2013/3500/P). The approved green wall (ref. 2016/0889/P) is currently under construction and once complete, photos will be submitted as part of a separate application to fully discharge this Condition.

Partners

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Conditions 18 and 19

As noted above, Conditions 18 and 19 have already been discharged (ref. 2013/4129/P). However both Conditions require noise reports to be submitted to the Council for approval upon completion in order to demonstrate that the indoor noise levels (Condition 18) and the external noise levels i.e. open spaces/communal areas (Condition 19) are in compliance with the approved details.

Condition 21

Condition 21 requires a noise survey to be submitted to demonstrate that the noise from plant or equipment must not increase the existing background noise level. It is noted that the plant associated with this scheme is minimal and includes water tanks and booster pumps located in a ground floor plant room and mechanical ventilation heat recovery (MVHR) units within each apartment with an exhaust air discharge to the external façade. Notwithstanding, a noise survey has been produced and is submitted with this application.

The application has been submitted online via Planning Portal (ref. PP-05217379) and the application fee of £97.00 has been paid electronically. I would be grateful if you could please contact me if you have any queries in relation to the above or require further clarification. My contact details are as follows: 020 7489 4896 / nb@dwdllp.com.

Yours faithfully

Dalton Warner Davis LLP

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