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25 October 2016

Development Control  
Culture and Environment  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

**BY PLANNING PORTAL  
REF. PP-05560367**

Dear Sir/Madam

**44-44A GLOUCESTER AVENUE, LONDON, NW1  
APPROVAL OF DETAILS PURSUANT TO CONDITION 7 ATTACHED TO PLANNING PERMISSION  
2015/1243/P**

On behalf of our Client, Victoria Square Property Company Limited, please find enclosed an application for the approval of details pursuant to Condition 7 attached to planning permission reference 2015/1243/P, which was approved by the London Borough of Camden on 30 November 2015.

This application is submitted via the Planning Portal, ref. PP-05560367.

### **Background**

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

*“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 7**

This application seeks to discharge Condition 7 attached to permission reference 2015/1243/P, which states:

*“No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including terraces, balconies and green roofs) have been submitted to and approved by the local planning authority in writing. Details shall include a phased programme of works. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved.”*

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

- 173\_PL\_COND\_07\_-1;

- 173\_PL\_COND\_07\_00;
- 173\_PL\_COND\_07\_01;
- 173\_PL\_COND\_07\_02;
- 173\_PL\_COND\_07\_03;
- 173\_PL\_COND\_07\_04;
- 173\_PL\_COND\_07\_05;
- 173\_PL\_COND\_07\_06;
- 173\_PL\_COND\_07\_07;
- 173\_PL\_COND\_07\_08;
- 173\_PL\_COND\_07\_09;
- 173\_PL\_COND\_07\_10;
- 173\_PL\_COND\_07\_11;
- 173\_PL\_COND\_07\_12;
- 173\_PL\_COND\_07\_13;
- 173\_PL\_COND\_07\_14;
- 173\_PL\_COND\_07\_15; and
- Programme of Works.

The layout of the approved proposed ground floor plan (173\_GA\_00 Rev J) has been amended slightly to facilitate the installation of meters within external enclosures adjacent to the entrance gates. The amended layout does not have a material impact on the approved development and an application to regularise this amendment under Section 96a of the Town and Country Planning Act 1990 has been submitted concurrently with this application (PP-05562093).

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 7 attached to permission reference 2015/1243/P. However, if you require anything further, please do not hesitate to contact Anna Russell-Smith ([anna.russell-smith@montagu-evans.co.uk](mailto:anna.russell-smith@montagu-evans.co.uk) / 020 7312 7498) Harriet Barber ([harriet.barber@montagu-evans.co.uk](mailto:harriet.barber@montagu-evans.co.uk) / 020 7312 7541) at this office.

Yours faithfully



**MONTAGU EVANS LLP**

Enc.