

PD7193/WE/AR-S/LB

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25 October 2016

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

**BY PLANNING PORTAL
REF: PP-05580742**

Dear Sir / Madam

**44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPROVAL OF DETAILS PURSUANT TO
CONDITION 19B ATTACHED TO PLANNING PERMISSION REF: 2016/2201/P**

On behalf of our Client, Victoria Square Property Company Ltd, please find enclosed an application for the approval of details pursuant to Condition 19B attached to planning permission reference 2016/2201/P, which was approved by the London Borough of Camden (LBC) on 26 August 2016.

This application is submitted via the Planning Portal, ref. PP-05580742.

Background

Planning permission was granted on the 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”.

Following this planning permission was granted on the 26 August 2016, under reference 2016/2201/P, for the:

“Variation to the wording of Condition 19 (temporary/permanent works, method statement and risk assessment) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard).”

Condition 19, as amended by application reference 2016/2201/P states that:

“ a) Prior to the commencement of any demolition works on site, details of temporary and permanent works in relation to the demolition works (down to ground floor slab level) on site and a method statement and risk assessment in consultation with Network Rail shall be submitted to the local planning authority; and

b) Prior to the commencement of construction works of the relevant part of the development, details of temporary and permanent works on site and a method statement and risk assessment in consultation with Network Rail shall be submitted to the local planning authority.

Reason: to ensure that the construction and subsequent maintenance of the proposal can be carried out without adversely affecting the safety, operational needs and integrity of the neighbouring railway

land in accordance with the requirements of policy CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy”.

This application seeks to discharge Condition 19B attached to permission reference 2016/2201/P as set out above.

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

- Signed Basic Asset Protection Agreement dated 22 April 2016;
- Risk Assessment Record (dated 30 March 2016);
- Method Statement and Risk Assessment;
- Site Specific Method Statement (dated 31 March 2016).

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 part discharge of Condition 19b attached to permission reference: 2016/2201/P. However, if you require anything further, please do not hesitate to contact Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk) or Will Edmonds (will.edmonds@montagu-evans.co.uk) at this office.

Yours Faithfully



MONTAGU EVANS LLP

Enc.