

16<sup>th</sup> December 2016

Seonaid Carr  
Case Officer  
Regeneration and Planning Development Management  
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Dear Ms Carr

## **Regents Park Estate, London, NW1 – Discharge of Condition 49**

Condition 49: Phasing Plan states:

“On or prior to the Implementation Date to provide to the Council for approval a draft Phasing Plan. Implementation shall not commence until the plan has been approved by the Council. The plan shall provide details for Phase 1 and Phase 2 of the Development including details of timing and programming for construction and fitting out of each of the residential blocks forming part of the Relevant Phase of the Development ensuring the following: -

- (a) Identification of the construction programme for each Relevant Phase of the Development including estimated delivery times and dates;
- (b) Measures to ensure that Dick Collins Hall site in Phase Two is not implemented until such time as the Community Centre within Robert Street Car Park is ready for occupation.
- (c) Programming to ensure the build out of the remaining phases of the Development within certain times; and
- (d) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.”

As was stated in the originally submitted discharge of Condition 49 (on 26/02/2016) the previously submitted Construction Phasing Plan ref: RPE-IW-XX-ZZ-DR-A-10.0.01 Construction Phasing Plan, provides a clear view of how the Regents Park Estate development will be delivered through the phasing process. The plans were produced in conjunction with Lovell’s Construction Project Programme, which is also submitted in support of this application. Furthermore, the information submitted relates to section 8.7: Phasing of the approved Design

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and Access Statement.

The case officer, Seonaid Carr, has asked for clarification over part b of the condition's wording. Please take the following statement, on behalf of Lovell's, as confirmation that we will comply with part b of Condition 49:

*"The Dick Collins hall site in Phase Two will not be implemented until such time as the Community Centre within Robert Street Car Park is ready for occupation. Lovell's have confirmed they will allow for a two-week period to allow for the decant from the existing Community Centre to the new Community Centre at Robert Street to ensure a smooth transition."*

I trust that the above provides the necessary confirmation required to discharge Condition 49.

We look forward to receiving confirmation that Condition 49 has been discharged. However, should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully  
For Tibbalds Planning and Urban Design



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