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20 February 2017

Our ref: J10337

Your ref: 2014/4385/P / PP-05848731

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)
Discharge of Conditions 9, 16 and 21 part (a)
101 Camley Street, London**

On behalf of our client, Chalk Farm Development Limited c/o Aragorn Properties Corp, we enclose an application for the discharge of conditions 9, 16 and partial discharge of condition 21, attached to planning permission ref. 2014/4385/P.

Background

On 18 March 2015 full planning permission (ref. 2014/4385/P) was granted for the:

“Demolition of existing building and redevelopment for a mixed use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent’s Canal, and associated landscaping and other works relating to the public realm.”

A S73 application (ref. 2016/6311/P) was submitted on the 16 November 2016 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent’s Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”

This application is due to be determined shortly. If this S73 application is determined in advance of this discharge of conditions submission we request that the discharge of condition 9, 16 and 21 part (a) is switched to apply to application (ref. 2016/6311/P).

Condition 9

Condition 9 of the permission (ref. 2014/4385/P) in full states:

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“Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.”

Condition 16

Condition 16 of the permission (ref. 2014/4385/P) in full states:

“Prior to commencement of the development, details shall be submitted to and approved in writing by the local planning authority, of building vibration levels together with appropriate mitigation measures where necessary. The details shall demonstrate that vibration will meet a level that has low probability of adverse comment and the assessment method shall be as specified in BS 6472:2008. No part of the development shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.”

Condition 21

Condition 21 of the permission in (ref. 2014/4385/P) full states:

“At least 28 days before development commences:

- (a) A written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and**
- (b) Following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.”

It is important to note that this application only seeks to discharge parts (a) of condition 21 and part (b) will form part of a separate application in due course.

In line with the requirements of condition 9, a Tree Constraints Removal and Protection Plan and Arboriculture Method Statement, prepared by GC Design have been submitted as part of this application. Within this plan are details of the trees to be retained and the methods that will be used to protect them.

In line with the requirements of condition 16, an acoustic report, prepared by Sharps Redmore has been submitted as part of this application. Noise and vibration surveys were undertaken prior to the report, and it is concluded that the levels of vibration are not considered to be an issue at this site.

In line with the requirements of condition 21 part (a) a Ground Investigation review, prepared by CGL has been submitted as part of this application. This review summarizes the findings of a review carried out on the RSK Geotechnical and Geoenvironmental Site Assessment Report dated June 2014 for the Site, and comments on the presence of soil and groundwater contamination and landfill gas.

Application documentation

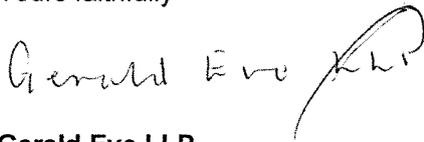
Accordingly the following documents have been submitted via the planning portal for approval:

- Completed application form;
- Tree Constraints Removal and Protection Plan, prepared by GC Design, in relation to condition 9;
- Arboriculture Method Statement, prepared by GC Design, in relation to condition 9;
- Acoustic report, prepared by Sharps Redmore, in relation to condition 16; and
- Ground Investigation review, prepared by CGL, in relation to condition 21 part (a).

Our client will pay the £97.00, being the requisite application fee, to Camden Council online referring to reference PP-05848731.

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Gary Brook (020 7333 6311) or Marnie Sommariva (020 7518 7257) of this office.

Yours faithfully



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Enc. As above