



GERALDEVE

Development Management (Camden Council)
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldev.com

10 May 2017

Our ref: LJW/GBR/MSO/J10337

Your ref: 2014/4385/P / PP-06056732

FAO Johnathan McClue

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)
Discharge of Conditions 12 and 19
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 12 and 19, 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 conditions 12 and 19 are switched to apply to application ref. 2016/6311/P.

Condition 12

Condition 12 of the permission (ref. 2014/4385/P) in full states:

“The development hereby approved shall not be commenced, other than for site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, until details of a surface water drainage scheme for the site, prepared with reference to the London Plan policy 5.13 SUDS hierarchy to minimise the rate of surface water run-off from the site aiming by reasonable endeavours to achieve the greenfield run off rate, shall be submitted to and approved by the local planning authority in consultation with Thames Water. The development shall not be implemented other than in complete accordance with the surface water drainage scheme that has been approved.”

Condition 19

Condition 19 of the permission (ref. 2014/4385/P) in full states:

“Piling or any other foundation designs using penetrative methods shall not be permitted unless a piling method statement detailing the type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the program for the works, has been submitted to and approved by the Local Planning Authority in writing in liaison with Thames Water. The piling shall be undertaken in accordance with the approved method statement.”

In line with the requirements of condition 12, a Surface Water Drainage Statement and accompanying pro-forma, prepared by Walsh, has been submitted as part of this application. These documents outline the water drainage scheme for the Site and evidences that reasonable endeavours have been used to achieve a run off rate, as close to the greenfield run off rate as possible. This statement has been prepared in accordance with the London Plan sustainable drainage hierarchy.

In line with the requirements of condition 19, a Piling Method Statement, prepared by Walsh, has been submitted as part of this application. This document outlines the type of piling to be undertaken, in addition to methods to prevent and minimise the potential for damage and a programme of works.

Application documentation

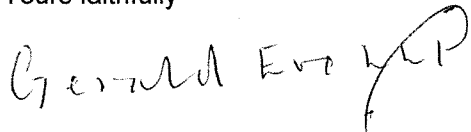
Accordingly the following documents have been submitted via the planning portal for approval:

- Completed application form;
- Surface Water Drainage Statement and accompanying pro-forma, prepared by Walsh, in relation to condition 12; and
- Piling Method Statement, prepared by Walsh, in relation to condition 19.

Our client will pay the £97.00, being the requisite application fee, to Camden Council online referring to reference PP-06056732.

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



Gerald Eve LLP

gbrook@geraldev.com
Direct tel. +44 (0)20 7333 6311

Enc. As above