

- Edinburgh
- Glasgow
- Manchester



CHARTERED SURVEYORS

5 Bolton Street
London W1J 8BA

Tel: 020 7493 4002

Fax: 020 7312 7548

www.montagu-evans.co.uk

PD10653/PB/KFH

Planning Portal Reference: PP- 06248723

27 July 2017

Planning and Development
London Borough of Camden
5 St Pancras Square
London

Submitted online only via the planning portal: PP- 06248723

Dear Sir/Madam

FORMER KING'S COLLEGE LONDON HAMPSTEAD RESIDENCE, KIDDERPORE AVENUE, LONDON, NW3 7SU

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SUBMISSION OF MATERIAL PURSUANT TO CONDITIONS 15, 23, 28, 31, 32 OF PLANNING PERMISSION 2015/3936/P

On behalf of Mount Anvil (Kidderpore) Ltd (the Applicant), please find enclosed documents to satisfy the requirements of condition 15, 23, 28, 31 and 32 pertaining to the Planning Permission at Kidderpore Avenue.

Description of Development

The description of development to which the Planning Permission relates is as follows:

'Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.'

The Planning Permission has since been twice amended by way of applications under s96a of the Town and Country Planning Act 1990 (As amended). These applications are as follows:

- Application with reference 2016/2914/P on 8 June 2016
- Application with reference 2016/4743/P on 21 February 2017.

An additional application under s96a has been made on 27 July to amend the crossovers outside Lord Cameron Hall and Queen Mother's Hall. This application is pending consideration.



Submission documents

This submission includes documents to satisfy the following condition attached to the Planning Permission:

Condition 15-

All hard and soft landscaping including replacement tree planting works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Condition 23

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the final occupation of development and thereafter retained.

Condition 28

Before the relevant part of each Phase commences full details of a lighting strategy, to include information about potential light spill on to buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Condition 31

Prior to commencement of works for the Pavilion buildings and the rear extension at Skeel Library details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation of the Pavilion buildings and the Skeel Library and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Condition 32

Full details in respect of the pond located within the western courtyard as indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant phase of the development commences. The buildings of The Chapel, Townhouses, Pavilions and Queen Mothers Hall shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

The submission comprises the following:

1. A completed application form;
2. A Site Location Plan (PL-ST-010 Rev 4) – for information and as consented Ref. 2015/3936/P

Condition 15 – Landscape details

- 9300-DRG-GN005 Landscape Legend
- 9300-DRG-GN006 Planting Schedule
- 9300-DRG-PE001 Illustrative Landscape Masterplan
- 9300-DRG-PE002 Landscape Site Plan
- 9300-DRG-PE004 Levels Strategy Plan
- 9300-DRG-PE011 to 016 Hard Landscape General Arrangements
- 9300-DRG-PE021 to 026 Soft Landscape General Arrangement Plans

- Landscape Maintenance & Management Plan 9300-REP-002_iss5_revT4

Condition 23 – Habitat

- 9300-DRG-PE007 Habitat Enhancement Location Plan
- 9300-DRG-DE017 Habitat Enhancement Details

Condition 28 – External Lighting

- 9300-DRG-PE009 rev T5 Landscape Lighting Strategy Plan.
- 9200-DRG-SK-00011-T2 External Lighting Layout
- 9200-DRG-19YY-00011-T4 External Lighting Layout
- 9300-DRG-DE018 Lighting Fixture Details
- 9300-DRG-DE029 Lighting Installation – Typical Details

Condition 31 – Green roofs

- 9300-DRG-PE102 Landscape Green Roof Locations Plan
- 9300-DRG-DE016 Biodiverse Roof – Typical Detail
- 9300-DRG-DE019 Typical Landscape Build Up Over Podium

- Landscape Maintenance & Management Plan 9300-REP-002_iss5_revT4

Skeel library AQP Green Roof plan and section:

- 9000-DRG-03SK-GF010_iss9_revC2
- 9000-DRG-03SK-RF010_iss6_revC1
- 9000-D 9000-DRG-04SK-SE002_iss5_revC1

Pavilion AQP Green Roof plan and section:

- 9000-DRG-03PV-GF010_iss9_revC3
- 9000-DRG-04PV-SE001_iss5_revC2

Condition 32 – Pond

- 9300-DRG-DE015 Rev T5 Pond Design Intent
- 9300-DRG-DE033 Rev T1 Pond Planting Plan

Closing

We trust that this material is complete. We would be grateful if you could confirm receipt of this material and let me know if there is anything further we are required to provide to validate this application.

Should you require any further information or have any queries, please do not hesitate to contact Kate Falconer Hall at this office (kate.falconerhall@montagu-evans.co.uk, 02073127466).

Yours faithfully



MONTAGU EVANS LLP

Enc.