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| FAO Charles Thuaire  Planning and Regeneration  London Borough of Camden  5 Pancras Square London N1C 4AG |
| 22 September 2017 |

Dear Sir

**Athlone House, Hampstead Lane, London, N6 4RU**

**Application for the approval of details reserved by a condition relating to planning permission 2017/4156/P**

We write on behalf of our client, Mr Mikhail Fridman c/o LetterOne, to submit an application for the approval of details reserved by a condition relating to planning permission 2017/4156/P, in respect of the above property, Athlone House Hampstead Lane London N6 4RU.

We are applying for the discharge of the following conditions:

* **Condition 12:** Prior to commencement of development (excluding demolition and site preparation works), a wildlife conservation management plan shall be submitted to and approved by the Council. This should provide detail on precautionary methods for the protection of habitats and species during construction and in the intervening period between construction and occupation. They shall include all related recommendations for habitat and species protection as set out in the Ecology Statement by CBA hereby approved, including provision of fencing to protect habitats during construction, methods to protect the acid grassland specifically, methods to protect reptiles and amphibians, and other habitats during construction. This condition may be discharged in phases, subject to agreement.
* **Condition 14**: Prior to commencement of development on any part of the site (excluding demolition and site preparation works), detailed designs should be submitted to and approved by the Council, providing specific detail for that part of the site to show how:

1. the extent of works will limit the impacts on the acid grassland on the bank to the west of the main building;
2. services for the pavilion will be located to avoid impacts on acid grassland, woodland and the pond;
3. access for bats to the loft of the renovated building will be retained.

* **Condition 16:**

1. Prior to commencement of development on any part of the site, full details of a temporary lighting strategy for that part of the site shall be submitted to and agreed in writing by the Council. This shall include information about potential light spill onto buildings, trees, lines of vegetation and bat boxes. The lighting strategy should ensure no light spill outside of the site boundaries and should demonstrate how it seeks to minimise impact on bats by maintaining dark areas and corridors along boundary features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

* **Condition 21**: At least 28 days before development commences on any part of the site:

1. a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas within that part of the site shall be submitted to and approved by the local planning authority in writing; and
2. 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.
3. Thereafter 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 of any building on the part of the site concerned.

* **Condition 22**: Prior to commencement of development on any part of the site, a programme of archaeological investigation for that part of the site including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.
* **Condition 26**: Prior to commencement of development (excluding demolition and site preparation works), a Construction Employment and Skills Plan shall be submitted to and approved by the Council. The plan shall set out measures to incentivise the employment of Camden residents and procurement of local goods and supplies during the construction of the development hereby approved, and should include the following obligations in order to maximise the opportunities to local residents afforded by the development:

1. The applicant should work to CITB benchmarks for local employment when recruiting for jobs;
2. If the build costs of the scheme exceed £3 million, the applicant must recruit 1 construction apprentice per £3million of build costs;
3. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

The construction works shall not be carried out otherwise than in accordance with the plan thus approved.

The following documents have been submitted as part of this application:

* Condition 12/ Wildlife Conservation Management Plan\_Part1
* Condition 12/ Wildlife Conservation Management Plan\_Part2
* Condition 12/ Appendix – Logistics Strategy\_Part1
* Condition 12/ Appendix – Logistics Strategy\_Part2
* Condition 14/ Report\_Part1
* Condition 14/ Report\_Part2
* Condition 14/ Appendix - Logistics Strategy\_Part1
* Condition 14/ Appendix - Logistics Strategy\_Part2
* Condition 16/ Temporary Lighting Strategy and Ecology Interface 180817 1744\_Part1
* Condition 16/ Temporary Lighting Strategy and Ecology Interface 180817 1744\_Part2
* Condition 21/ Ground Investigation Report\_Part1
* Condition 21/ Ground Investigation Report\_Part2
* Condition 21/ Ground Investigation Report\_Part3
* Condition 21/ Ground Investigation Report\_Part4
* Condition 21/ Ground Investigation Report\_Part5
* Condition 21/ Ground Investigation Report\_Part6
* Condition 21/ Ground Investigation Report\_Part7
* Condition 21/ Remediation Proposals Report
* Condition 21/ Contamination Acceptance EHo email
* Condition 22/ Scheme of Archeaological Investigation
* Condition 22/ Historic England GLASS Acceptance email
* Condition 26/ ESSP 150917

We have made a payment of £97 to the London Borough of Camden to cover the application fee.

We trust that the information we have submitted with this application is sufficient for this application to be approved. If you have any queries please contact Eve Campbell or Ben Stonebridge of this office.

Yours faithfully

**Eve Campbell**

Director

HGH Planning