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3rd October 2017

Development Control
Culture and Environment
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

FAO Raymond Yeung

**BY PLANNING PORTAL
REF. PP-06422154**

Dear Raymond

**44-44A GLOUCESTER AVENUE, LONDON, NW1
APPROVAL OF DETAILS PURSUANT TO CONDITION 23 ATTACHED TO PLANNING PERMISSION
2015/1243/P**

On behalf of our Client, Victoria Square Property Company Limited, please find enclosed an application for the approval of details pursuant to Condition 23 attached to planning permission reference 2015/1243/P, which was approved by the London Borough of Camden on 30 November 2015.

This application is submitted via the Planning Portal, ref. PP-06422154.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for:

“Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.”

Condition 23

This application seeks to discharge Condition 23 attached to permission reference 2015/1243/P, which states:

“Prior to occupation of the development, details of the privacy screens to be fitted to the ground floor fenestration on the western elevation facing No.48 Gloucester Avenue and Sunny Mews shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.”

On 23 May 2017, an application was submitted to the London Borough of Camden for approval of details pursuant to Condition 23 of permission reference 2015/1243/P (ref. 2017/2928/P). This application included details of a proposed green wall fence between 44-44a Gloucester Avenue and Sunny Mews, the design of which had evolved through extensive consultation with the residents of Sunny Mews.

On 20 June 2017, the allocated Planning Officer, Raymond Yeung, advised that the details proposed under application ref. 2017/2928/P were not consistent with the details that had been considered by LBC's Planning Committee during the determination of application ref. 2015/1243/P and recommended that the proposed green wall fence could not be considered under Condition 23 pursuant to planning permission ref. 2015/1243/P. This application was withdrawn on the 10th August 2017.

Further to discussions with Raymond Yeung, it was decided that the most expedient way forward would be to submit a standalone planning application to secure the details of the proposed green wall fencing. This standalone planning application would also serve to supplant the requirement for the submission of details under Condition 23 of permission ref. 2015/1243/P.

This discharge of condition application should, therefore, be considered alongside the standalone planning application submitted under ref PP-06392370. Any details approved under PP-06392370 should be considered in order to discharge the requirements of condition 23, pursuant to planning permission ref. 2015/1243/P concurrently.

This submission also comprises the requisite completed application form. The application fee of £97.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and a cheque for the above amount has been sent to the London Borough of Camden under separate cover.

We trust the enclosed is sufficient to enable the discharge of Condition 23 attached to permission reference 2015/1243/P. However, if you require anything further, please do not hesitate to contact Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk / 020 7312 7498) Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk / 020 7312 7541) at this office.

Yours faithfully



MONTAGU EVANS LLP

Enc.