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24 April 2018

Our ref: LJW/NFD/HBR/AKG/J10157

Your ref: 2012/4628/P // PP-06908703; PP-06916180; PP-06916189; PP-06916192 and PP-06916199.

Dear Sir

**Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1
Discharge of Conditions 27, 37, 40 and 41 (Planning Permission 2012/4628/P)**

We write on behalf of our client, Stanley Sidings Limited, enclosing applications for the discharge of conditions 27, 37, 40 and 41 attached to planning permission 2012/4628/P. These applications for discharge of conditions are submitted independently of one another.

Background

A Section 73 application (ref: 2018/1715/P) was submitted to Camden on 6 April 2018 in respect of the site for the following:

“Variation of the following conditions of planning permission approved on 23/01/2013 (ref: 2012/4628/P) for the mixed use redevelopment of the site: variation of condition 10 trigger (cinema details), variation of condition 41 trigger (landscaping), variation of condition 66 (approved drawings); removal of condition 24 (privacy measures); regularisation of previously approved drawings and planning conditions; temporary solution for retention of coal chute (including variation of condition 4 (east-west route), variation of condition 29 (skewed arch) and variation of condition 65 (approved masterplan drawings); and various physical amendments to permitted scheme.”

Therefore, the details which this application seeks to discharge will be required to be referenced on the new decision notice in respect of Section 73 application, once issued. The minor material amendments proposed in the Section 73 application do not materially affect the details of these applications submitted pursuant to Conditions 27, 37, 40 and 41.

Accordingly, and to avoid the resubmission of these discharge of condition applications, we would request that this application is determined expediently and in advance of the Section 73 application.

Pre-Application Discussions

The details provided to discharge these conditions have also been discussed with London Borough of Camden planning and design officers. We have taken on board comments made regarding the

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corporate nature of the bollards and have put forward a high quality timber alternative which we think addresses the concerns raised. The timber softens the overall impression, ageing naturally in time and the bollards are durable and robust, with a language that is similar to other bollards found in the locality.

It is the design team's opinion that given the diverse nature of the buildings and finishes around the site, the masterplan will benefit from a landscape design which unifies the scheme in a measured and straight forward manner, without adding further complexity to what is already a busy site. Given the numerous uses and the anticipated high volume of pedestrian traffic, we think our proposed design will provide a high quality, clear and robust ground plane to the scheme, with sufficient interest in the detail to demonstrate that it has been well considered.

It should be noted that the Canal and Rivers Trust (CRT) has been consulted on the proposals on a number of occasions. The consultations took place in May, June and November 2016; July and November 2017; and March 2018. The CRT is now broadly happy with the proposals but we understand that they will be consulted as part of the discharge of these conditions.

Condition 27

Condition 27 is worded as follows:

“All details of the proposed benches and seating to be used in the public open spaces shall not be otherwise than as those submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

Accordingly, please find enclosed a design pack ref: D2456 R.006 and appendices, prepared by Fabrik which provided details of all the proposed benches and seating to be used in the public open spaces.

The submission has been made under planning portal ref: PP-06908703.

Condition 37

Condition 37 is worded as follows:

“A sample panel (2m x 2m) of the paving type(s) demonstrating the proposed texture for all surfaces across the site shall be provided on site and approved in writing by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.”

Officers are invited to site to view the sample panel.

The submission has been made under planning portal ref: PP-06916180.

Condition 40

Condition 40 is worded as follows:

“Before the relevant parts of the development commences the following details of community safety measures shall be submitted to the local planning authority for approval in writing in consultation with the Canal Rivers Trust where necessary:

- a) A CCTV strategy to include details of cameras to be affixed to the external faces of the buildings and within the public realm, including their range of coverage.
- b) External lighting strategy to include details of freestanding, fixed to the buildings, towpath wall lights and towpath ground up-lighting.
- c) Details of bench seating along towpath.
- d) Details of anti graffiti-brickwork to towpath walls.
- e) Details of any planting strategy to towpath walls.
- f) Details of towpath wall buttresses to prevent opportunity for hiding.
- g) Details of all security gates that are to close routes at night, including anti-climb measures.
- h) Details of all communal residential entrances being fitted with an audio visual verification access control, electronic lock release and entry phones lined to residential flats.

The approved measures implemented prior to occupation of the relevant parts of the development and be thereafter retained and maintained.”

The following drawings, prepared by Mace, have been submitted in support of condition 40 parts a, b and h:

Condition Part	Drawing Number
40 (a)	CLV-6000-T-ZZ-ZZ-DR-9000_iss1_rev00
40 (b)	CLV-6000-E-ZZ-GF-DR-1001_iss2_rev01
	CLV-6000-E-ZZ-GF-DR-1002_iss2_rev01
40 (h)	CLV-6000-SC-C1-GF-DR-9000_iss1_rev00
	CLV-6000-SC-C2-GF-DR-

	9000_iss2_rev01.pdf
	CLV-6000-SC-DE-GF-DR-9000_iss1_rev00.pdf
	CLV-6000-SC-WX-GF-DR-9000_iss3_rev02.pdf

The following drawings, prepared by AHMM, have been submitted in support of condition 40 parts c, d, e, f and g:

Condition Part	Drawing Number
40 (c)	14045_AX_(21)_2001
	14045_AX_(21)_2002
	14045_AX_(21)_2003
	14045_AX_(21)_2011
	14045_AX_(21)_2012
	14045_AX_(21)_2013
	14045_AX_(21)_2020
	14045_AX_(21)_2032
40 (d)	14045_A_SP_F10
	14045_AX_(21)_2001
	14045_AX_(21)_2002
	14045_AX_(21)_2030
	14045_AX_(21)_2032

40 (e)	Fabrik Design Pack and Appendices (ref: D2456 R.006)
40 (f)	14045_AX_(21)_2001
	14045_AX_(21)_2002
	14045_AX_(21)_2020
	14045_AX_(21)_2021
	14045_AX_(21)_2030
	14045_AX_(21)_2032
40 (g)	14045_MX_(67)_1010
	14045_MX_(67)_1100
	14045_MX_(67)_1111
	14045_MX_(67)_1112
	14045_MX_(67)_1114
	14045_MX_(67)_1115
	14045_MX_(67)_1116
	14045_MX_(67)_1117
	14045_MX_(67)_1118
	14045_MX_(67)_1120
	14045_MX_(67)_1121
	14045_MX_(67)_1122
	14045_MX_(67)_1123

	14045_MX_(67)_1128
	14045_MX_(67)_1129
	14045_MX_(67)_1129

The submission has been made under planning portal refs: PP-06916189 (parts a, b and h) and PP-06916192 (parts c, d, e, f and g).

Condition 41

Condition 41 is worded as follows:

“No construction above ground shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved in writing by the Council in consultation with the Canal and Rivers Trust for towpath area. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

Accordingly, please find enclosed a design pack ref: D2456 R.006 and appendices, prepared by Fabrik which provides details of all the proposed hard and soft landscaping and means of enclosure of all un-built, open areas.

The submission has been made under planning portal ref: PP-06916199.

Application Documentation

Accordingly, we enclose the following documents submitted via Planning Portal:

- Completed application forms for each condition; and
- Condition 27 – design pack ref: D2456 R.006 and appendices, prepared by Fabrik;
- Condition 37 – sample available to view on site;
- Condition 40 (parts a, b and h) drawings, prepared by Mace;
- Condition 40 (parts c, d, e, f and g) drawings, prepared by AHMM; and
- Condition 41 - design pack ref: D2456 R.006 and appendices, prepared by Fabrik.

The £116 planning application fee will be paid by phone, for each application, following their submission on Planning Portal.

We look forward to hearing from you shortly. In the meantime, if you have any questions, please do not hesitate to contact either Hannah Bryant or Anna Gargan, of this office.

Yours faithfully

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