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**Regeneration and Planning
Development Management**

London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

18th June 2018

Our Ref: PT/pt/L17/170025/7.1

Dear Sir/Madam,

Your Ref: 2015/2704/P

**Central Somers Town Covering Land at Polygon Road Open Space
Edith Neville Primary School 174 Ossulston Street and Purchase Street Open Space
London NW1**

Discharge of Conditions 20, 68, 132, 134 and 138

On behalf of our client Neilcott Construction Group, please find enclosed application for discharge of the following conditions attached to planning permission 2015/2704/P:

Condition 20 – Landscape

Conditions is worded as follows:

development shall take place on the relevant part of the site until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.*
- b) details of proposals for the enhancement of biodiversity,*
- c) an open space management plan,*
- d) permeable play surfaces for SuDS purposes.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Accordingly, we enclose the following documentations prepared by Fira Landscape Architecture and Urban Design for plots 1 and 4:

PETER TAYLOR ASSOCIATES LIMITED
GROUND FLOOR WEST
7 CURZON STREET
MAYFAIR · LONDON W1J 5HG

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Registered Office: 7 Curzon Street, Mayfair, London W1J 5HG
Registered in England, No 2170360

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- General Arrangement drawings for each plot showing hard landscaping and site levels
5858-LP2119-FIRA-PT1-MP-0050-RevC – Plot 1 Landscape General Arrangement
5859-LP2119-FIR-PT4-MP-0001 rev C – Plot 4 Landscape General Arrangement
- Biodiversity management Plans
5858-LP2119-FIRA-PT1-MP-0051 – Biodiversity Enhancements Plot 1
5859-LP2119-FIR-PT4-MP-0002 – Biodiversity Enhancements Plot 4
- Planting plans showing proposed soft landscaping for both plots
- 5858-LP2119-FIR-PT1-MP-5500 – Plot 1 Planting Plan
5859-LP2119-FIR-PT4-P-5000 – Plot 4 Public Realm Planting
5859-LP2119-FIR-PT4-P-5001 – Plot 4 Playground & Nature Garden
5859-LP2119-FIR-PT4-P-5002 – Plot 4 'Derelict Greenhouse' Area
5859-LP2119-FIR-PT4-P-5003 – Plot 4 Landscape Planting Plan
5859-LP2119-FIR-PT4-P-5005 – Plot 4 Community Square Planting
- Q35 Management Plans for both plots
5858-LP2119-FIR-PT1-SP-Q35 – Plot 1 Landscape Maintenance
5859-LP2119-FIR-PT4-SP-Q35 – Plot 4 Landscape Maintenance

Condition 68 – Sound insulation – residential/commercial – Plot 1

Conditions is worded as follows:

Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Accordingly, we enclose PC-17-0287-RP5 Central Somers Town Plot 1 - Acoustic Design Report, prepared by Pace Consult Ltd outlining the acoustic design strategy for Plot 1 Nursery and Community Play facilities to achieve compliance with Building Regulations Approved Document E and should have the design capability of achieving a 54dB improvement above the requirements of the building regulations.

Condition 132 – Biodiversity Enhancements – Plot 1 and

Condition 134 – Biodiversity Enhancements – Plot 4

Conditions are worded similarly as follows:

Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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Accordingly, we enclose drawings 5858-LP2119-FIRA-PT1-MP-0051 – Biodiversity Enhancements Plot 1 and 5859-LP2119-FIR-PT4-MP-0002 – Biodiversity Enhancements Plot 4, prepared by Fira Landscape Architecture and Urban Design for plots 1 and 4 showing details of biodiversity enhancements on the buildings and within the open space.

Condition 138 – Tree Protection – Public Open Space

Condition is worded as follows:

Prior to the commencement of works on the relevant part of the Public Open Spaces, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Accordingly, we enclose a report entitled 180504-PD-13 AMS - Arboricultural Report – Method Statement for Planning prepared by Tim Moya Associates, including the following in compliance with BS 5837:2012 Trees in Relation to Construction.

- Details of tree removals and/or tree surgery works necessary to implement the approved development
- Specifications and position of tree protection for the demolition and construction process
- A tree schedule which identifies the trees and provides details of their quality and value
- Details of construction methodologies and techniques necessary to protect trees.

The following documents have been submitted via Planning Portal:

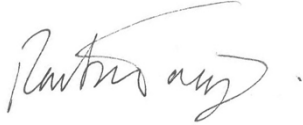
- Completed Application Form
- PTAL – CST Covering Letter
- 5858-LP2119-FIRA-PT1-MP-0050-RevC – Plot 1 Landscape General Arrangement
- 5859-LP2119-FIR-PT4-MP-0001 rev C – Plot 4 Landscape General Arrangement
- 5858-LP2119-FIRA-PT1-MP-0051 – Biodiversity Enhancements Plot 1
- 5859-LP2119-FIR-PT4-MP-0002 – Biodiversity Enhancements Plot 4
- 5858-LP2119-FIR-PT1-MP-5500 – Plot 1 Planting Plan
- 5859-LP2119-FIR-PT4-P-5000 – Plot 4 Public Realm Planting
- 5859-LP2119-FIR-PT4-P-5001 – Plot 4 Playground & Nature Garden
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- 5858-LP2119-FIR-PT1-SP-Q35 – Plot 1 Landscape Maintenance
- 5859-LP2119-FIR-PT4-SP-Q35 – Plot 4 Landscape Maintenance
- 180504-PD-13 AMS - Arboricultural Report – Method Statement for Planning
- PC-17-0287-RP5 Central Somers Town Plot 1 - Acoustic Design Report

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Planning application fee of £116 will be paid via secure only payment by credit card.

I look forward to receiving confirmation of validation shortly. Please do not hesitate to contact me should you require any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Tay', with a flourish at the end.

**Patrick Tay ARB RIBA MRIAI
Architect**

For and on behalf of
PETER TAYLOR ASSOCIATES LIMITED