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25 June 2018

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

FAO Charlotte Meynell**PLANNING PORTAL
REF: PP-07058709**

Dear Ms Meynell

44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPROVAL OF DETAILS PURSUANT TO CONDITION 9 (STRUCTURAL METHOD STATEMENT) ATTACHED TO PLANNING PERMISSION REF. 2016/7089/P

On behalf of our client, Victoria Square Property Company Ltd, please find enclosed an application for the approval of details pursuant to Condition 9 (Structural Method Statement) attached to planning permission ref. 2016/7089/P, which was approved by the London Borough of Camden on 22 June 2017.

This Application is submitted via the Planning Portal, reference PP-07058709.

Background

Planning permission was granted on 22 June 2017, under reference 2016/7089/P, for:

"The partial demolition of the house at no. 44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement."

Condition 9 (Structural Method Statement)

This Application seeks to discharge Condition 9 attached to permission ref. 2016/7089/P, which states:

"No development (including demolition) shall take place until a structural method statement including an up-to-date condition survey undertaken by a suitably qualified person, retention drawings and a detailed schedule of works of demolition and redevelopment has been submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of the front elevation. No works of demolition shall be carried out other than in accordance with the approved method statement."

In accordance with the above, the following information is hereby submitted to enable the discharge of this condition:

- Design Philosophy Addendum: Block E Design Philosophy & Sequence of Works, prepared by Elliott Wood Partnership Ltd, dated June 2018.

It is noted that no additional restraining / protective works to the front façade are required. The proposed methodology includes the retention of the existing structure and the replacement of elements in stages. Therefore, the walls will remain restrained throughout the construction. For this reason, retention drawings are not considered to be necessary.

Administrative Matters

This Application is submitted via the Planning Portal, ref. PP-07058709.

The submission also comprises the requisite completed application form. The application fee of £116.00 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) (As Amended) and payment has been made to the Council directly.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the application. However, if you have any outstanding queries or should you require any further information please do not hesitate to contact Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk) or Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk) at this office.

Yours faithfully



Montagu Evans LLP

Enc.