

Your ref: 2017/5648/P  
Our ref: 34912-4651

13 July 2018

Development Management  
London Borough of Camden  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ



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Dear Sir/Madam,

**RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION – PLANNING PERMISSION 2017/5648/P – MAPLE HOUSE, TOTTENHAM COURT ROAD**

Please find enclosed a planning application for the discharge of condition nos. 3, 4 and 5 attached to the above planning permission which was granted on 1<sup>st</sup> June 2018 and allows the change of use of the basement at Maple House, Tottenham Court Road from Class A1 to Class A1 or Class D2 use. This application is submitted on behalf of PureGym Ltd which is the intended occupier of the basement unit.

**Condition no. 3**

Condition no. 3 requires that details of a secure and covered cycle storage area are submitted to the local planning authority for its approval. We attach drawing no. CS-001 which shows the proposed layout of cycle parking in the basement car park at Maple House. The area reserved for cycle parking was agreed as part of the determination of the planning application and is the subject of condition no. 6 of planning permission 2017/5648/P.

The details now provided show that 10 Sheffield cycle stands would be installed with capacity for up to 20 cycles. The basement parking area is accessed via a vehicle access point on Beaumont Place.

**Condition no. 4**

Condition no. 4 requires the submission of a sustainability statement to demonstrate how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development. The reason for this condition is to ensure that development contributes to minimising the need for further water infrastructure in an area of water stress. We now attach a Sustainability Statement which includes a focus on conserving water resources.

**Condition no. 5**

Condition no.5 requires the submission and approval of a Use Management Plan for any Class D2 use. This plan should be subject to consultation with the University College London Hospital, the

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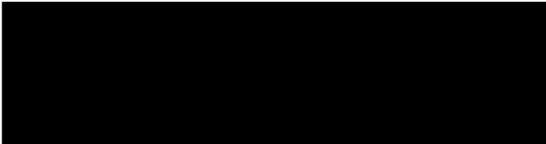
30-40 Grafton Way Residents Association and ward councillors. We note that informative no. 7 of the planning permission also states that the Council will consult with these parties when considering details submitted for approval under condition no. 5.

We have liaised with officers of the Council to secure appropriate contact details for these consultees and a draft version of the Use Management Plan was sent to University College Hospital and the three ward members for comment on 29<sup>th</sup> June 2018. The same draft version was sent to the 30-40 Grafton Way Residents Association on 3<sup>rd</sup> July 2018. To date, we have received no comments from the hospital or the residents association, although we are happy to take into account any comments from these bodies prior to the determination of this application for approval. We have received some queries from Councillor Harrison in respect of servicing and have explained that servicing is subject to a separate plan required as part of the s106 agreement associated with planning permission 2017/5648/P. We now submit the Use Management Plan for approval.

We intend to submit shortly details of the Servicing Management Plan and Travel Plan required by the s106 agreement.

I trust that the submitted information is sufficient to enable approval of these matters but please let me know if you have any queries or require any additional information.

Yours sincerely



**JONATHAN WADCOCK**  
Senior Associate

For and on behalf of  
**PETER BRETT ASSOCIATES LLP**