

Our ref: Q30150
Your ref:
Email: aaron.brown@quod.com
Date: 02 August 2018



Planning Development Control
Camden Council
Camden Town Hall
Judd Street
London
WC1H 8ND

FAO: Kristina Smith,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LAND BOUNDED BY HAVERSTOCK ROAD, WELLESLEY ROAD AND VICAR'S ROAD INCLUDING NOS 121-211 BACTON LOW RISE ESTATE 113A, 115 AND 117 WELLESLEY ROAD AND 2-16 VICAR'S ROAD, NW5 4.

APPLICATION TO DISCHARGE CONDITION 20 OF PLANNING PERMISSION REF. 2012/6338/P (AS AMENDED BY 2014/3633/P, 2015/1189/P and 2016/5358/P).

Further to our correspondence and your email dated 17 July 2018 please find enclosed an application for the discharge of condition 20 of planning permission ref. 2012/6338/P issued 25 April 2013 (as amended by 2014/3633/P, 2015/1189/P and 2016/5358/P).

Condition 20 states:

"The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the relevant new residential unit. Any alterations to the approved lifetime homes features and facilities prior to the first occupation of the relevant new residential unit shall be submitted to and approved by the local planning authority in writing. The subsequently approved lifetime homes features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit."

This submission comprises:

- Application form, duly completed;
- Council Own Development Form;
- Site Location Plan (drawing no. 202_A_P_001_00);
- This covering letter;
- DHO Site Proposed Section C-C (drawing no. 202_A_P_DHO_200_02 Rev_01);
- DHO Site Proposed Section C-C (drawing no. DHO-S-01 Rev_P9); and
- Relevant correspondence between Rydon Construction and Camden Building Control.



A cheque for £116 made payable to Camden Council will be forwarded under separate cover for the requisite application fee.

Background

Quod have been made aware that changes to the levels at Block B2 consented under application reference 2014/3633/P result in a sloped access of 1:17. The sloped access does not meet the requirements of the Lifetime Homes Standard and in accordance with Condition 20 of the Bacton Low Rise planning permission ref. 2012/6338/P issued 25 April 2013 (as amended by 2014/3633/P, 2015/1189/P and 2016/5358/P) we are seeking approval from Camden Planning Department for this particular alteration.

DHO Site Proposed Section C-C (drawing no. 202_A_P_DHO_200_02 Rev_01) was approved under the original permission (ref. 2012/6338/P) for the redevelopment of Bacton Low Rise and shows the levels at B2 as '41.617'. Minor changes to the levels at Bacon Low Rise to suit the detailed design process were approved under minor-material amendment application ref. 2014/3633/P. DHO Site Proposed Section C-C (drawing no. 202_A_P_DHO_200_02 Rev_01) was superseded by DHO Site Proposed Sections C-C (drawing no. 1952_DHO-S-01 P9). The more recently approved drawing shows the levels at B2 as '41.505'. Therefore the finished floor level at 18 Vicars Road was lowered from 41.617 to 41.505 resulting in a sloped access of 1:17.

Lifetime Homes Criterion 3 relates to the approach to entrances and states "on steeply sloping sites it is accepted that this requirement may not be practicable, or achievable, and should be discussed with the local planning authority to agree a workable solution". In line with this, Rydon Construction contacted Camden Building Control February 2017 to alert them of the sloped access of 1:17 and consequent alteration from the Lifetime Homes Standard. Camden Building Control visited the site 23 February 2017 specifically to inspect the access and confirmed via email 27 February 2017 "the slope of 1:17 provided to the dwelling is acceptable" (see correspondence submitted).

You advised 17 July 2018 that details of the sloped access, as approved, should be submitted to Camden Planning Department via an approval of details application.

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

Yours sincerely

Aaron

Planner

