

Development Control
Environment Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND

EG2 Norway Wharf, 24 Hertford Road, N1 5QT
T. 020 7275 7773 E. mail@lisashellarchitects.co.uk

www.lisashellarchitects.co.uk

Director: Lisa Shell RIBA Registered in England No. 5000138
Registered office: Ross House, Stow-on-the-Wold, Glos. GL54 1AF

8th October 2018

FAO: David Peres Da Costa

Dear Sir/ madam,

**LAND ADJOINING NO. 23 CAROL STREET,
LONDON NW1 0HT**
PLANNING DOC 5, 7, 9, 10, 15
New Artist's Studio and Dwelling

Please find enclosed our application for discharge of conditions 5, 7, 9, 10 and 15 in connection with planning ref. 2017/5590/P, as follows:

Condition 5 Tree protection

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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.

We enclose the following:

Documents

Arboricultural Method Statement AMS/MF/096/18

Drawings

Site Plan	CRLSP001A
Section CC Tree Protection Details, making reference within to drawings (not enclosed):	CRLGA121
WALL CONSTRUCTION TYPES	CRLDCD101C
REAR FACADE SECTION DETAILS 1	CRLDCD203B

Condition 7 Cycle Parking

Before the development commences, details of secure and covered cycle storage area for 3 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

We enclose the following:

Documents

Product datasheets for Sheffield Stand and Wall mounted Sheffield Stand

Drawings

Ground Floor Plan (Part) Cycle Storage

CRLGAD011

Condition 9 Piling Method Statement

Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

We enclose the following:

Documents

Structural Engineers Specification Section 4:

Method Statement Assumed In Design

180914 1402

Basement Impact Assessment

R-STM3348D (Rev06)

Drawings

Indicative Construction Sequence

1402_CS_080-T1

Notes

The structural engineer has confirmed that there is no impact piling proposed for this development and therefore no details of such potential impact and associated preventive measures are relevant for the discharge of this condition. Refer to Section 4: Method Statement Assumed in Design of their Specification, included as part of this application.

Please note that the Basement Impact Assessment was part of the original planning application ref. 2017/5590/P and has not been included in this application.

The future appointed contractor will need to adhere in principle to the structural engineer's Method Statement Assumed In Design as enclosed.

Condition 10 Preliminary Risk Assessment and Remediation measures

No development shall commence until:

(a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and

(b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

We enclose the following:

Documents

Ground Investigation Report

R-STM3348D-G01 (rev01)

Notes

The enclosed Ground Investigation Report includes both a Preliminary Risk Assessment and a Written Scheme of Remediation. A further written report detailing the remediation work subsequently carried out shall be submitted for approval prior to occupation as required.

Condition 15 Details of Structural Engineer Appointment

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Documents

eHRW ACE agreement 1 Standard terms conditions and services 150601

150728 Client Appointment email for Carol Street Studio

181005 Carol Street Letter confirming appointment

Notes

The structural engineer has clarified that the responsibility of the design and monitoring of temporary basement works falls on the future appointed contractor, and that they will be reviewing the works, ensuring they are designed by a qualified engineer and monitoring is carried out appropriately.

Please contact this office for any queries.

Yours faithfully,

Lisa Shell
MA(Cantab) DipArch DipCons(AA) RIBA
LISA SHELL architects

Cc. Make Some Space Ltd.

Applicant