

Section 106 Discharge Notice

Town and Country Planning Act 1990



Essential Living (Swiss Cottage) Limited
C/O Essential Living Management
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London
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Regeneration and Planning
Culture and Environment
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22 November 2018

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PLANNING APPLICATION: 2014/1617/P
SITE ADDRESS: 100 Avenue Road, London, NW3 3HF
DEVELOPMENT DESCRIPTION:

Demolition of existing building and redevelopment for a 24storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or cafe/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

This notice is to inform you that the following covenant under the S106 agreement dated 24 August 2015 for planning application 2014/1617/P have been discharged:

<u>Clause</u>	<u>Covenant</u>
3.5.1	On or prior to the Implementation Date to submit to the Council for approval a draft Construction Management Plan
3.5.2	Not to Implement or permit Implementation of the Development until such time as the Council has approved the Construction Management Plan as demonstrated by written notice to that effect.

This discharge of obligation is however subject to the following clause:

3.5.4	To ensure that throughout the Construction Phase the Development shall not be carried out otherwise than in strict accordance with the requirements of the approved Construction Management Plan and not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Construction Management Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance.
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This notice confirms discharge of the pre-commencement version of the Construction Management Plan (CMP). This does not mark the end of the process and further review and public engagement will be required as part of the ongoing construction of the development. The CMP remains a 'living document' and will need to respond to any issues that may emerge during the course of construction, such as cumulative impacts of other development sites. The construction will also need to adhere to the Council's technical standards, as well as relevant environmental health legislation. The developer must monitor and manage noise, vibration and pollution throughout the construction. Further consultation and review of the construction progress will take place through the Construction Working Group.

As agreed in the signed declaration on page 56 of the approved CMP (Version 9 – 22nd October 2018), should the Council deem it necessary for the CMP to be reviewed, a revised CMP must be submitted to the Council. Any such submission will be subject to clause 3.5.3 of the agreement, and must be approved in writing by the Council

Queries

If you feel that the information in this notice is not correct then please contact the team on 020 7974 3921 or email planningobligations@camden.gov.uk within ten working days of the issue of this notice.