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**FAO: Laura Hazelton**

31 January 2019

**Our ref: LJW/NFD/HBR/AKG/J10157**

**Your ref: 2015/1937/P // PP-07589204**

Dear Sir

**39-45 Kentish Town Road, London, NW1**  
**Partial Re-discharge of Condition 18(a) (Planning Permission 2015/1937/P)**

We write on behalf of our client, Stanley Sidings Limited, enclosing an application for the partial re-discharge of Condition 18(a) attached to planning permission ref. 2015/1937/P.

### **Background**

On 29 September 2015 application (ref: 2015/1937/P) was approved by Camden at the site for the following:

**“Erection of a six-storey mixed use building comprising flexible employment/gym at ground floor level and 24 flats (1 x studio, 9 x 1 bed, 9 x 2 bed and 5 x 3 bed) together with associated works to create public realm improvements and landscaping.”**

Condition 18(a) was previously discharged on 9 July 2018 under application reference: 2018/1986/P.

### **Condition 18(a)**

Condition 18(a) is worded as follows:

**“Prior to the commencement of any landscape works on site, including proposals for the enhancement of biodiversity and a maintenance plan, full details of the proposed hard and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The landscaping shall be carried out in accordance with the approved details.”**

Since the approval of the details pursuant to Condition 18(a) on 9 July 2018, the team have been working to resolve the towpath levels issue outside Building DE along the canal, which covers the National Grid High Voltage cable trench and Joint Bay. This National Grid asset cannot be altered as access must be maintained in case of emergency works being required. As a result the design team have reconsidered how this area of the towpath can be treated, in order to satisfy accessibility amongst other requirements.

It is now proposed to pave the slope with textured cobbles. The proposed design solution retains unrestricted access to the National Grid assets at the site whilst ensuring that there are no single step trip hazards and that the route remains unified along this section of the towpath as no barriers or obstructions are required. Furthermore, no street furniture required in the proposed solution so as not to encourage anti-social behaviour and ensuring that no clutter is created along this section of the towpath. Enhanced tactile cobbles will be provided at either end to ensure that visually impaired people are aware of the levels change.

Accordingly, please find enclosed drawings ref: L444 Rev C2 and L.205 Rev C4, prepared by Fabrik which clearly demonstrate the proposed surface to the towpath. Table 1 outlines the drawings which are proposed under this application which will supersede those previously approved.

The proposed details have been thoroughly considered and provide the required level of detail to satisfy the relevant part of the condition. The condition should therefore be partially re-discharged.

#### **Pre-Application Discussions**

The details provided to re-discharge condition 18(a) have been discussed with London Borough of Camden access, planning and design officers at a site visit, dated 30 January 2019. On site, officers indicated that they were comfortable with the proposals.

The Canal and Rivers Trust has also been consulted on the proposals.

#### **Application Documentation**

Accordingly, we enclose the following documents submitted via Planning Portal:

- Completed application forms for each condition; and
- Drawings ref: L444 Rev C2 and L.205 Rev C4, prepared by Fabrik.

The **£116** planning application fee will be paid by phone, for each application, following their submission on Planning Portal.

We look forward to hearing from you shortly. In the meantime, if you have any questions, please do not hesitate to contact either Hannah Bryant or Anna Gargan, of this office.

Yours faithfully



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Table 1

<b>Drawing Name</b>	<b>Approved Reference Number</b>	<b>Proposed Reference Number</b>
Building DE Canal Frontage – Typical Sections Sheet 4	L444 Rev P1	L444 Rev C2
Ground Floor – Detailed Hard Landscape Arrangement Plan – Sheet 4	L.205 Rev P1	L.205 Rev C4