



GERALDEVE

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FOA: Jonathan McClue

28 February 2019

Our ref: LJW/GBR/MSO/J10337

Your ref: 2016/6311/P / PP-07667360

Dear Sir

**Town and Country Planning Act 1990 (as amended)
Discharge of condition 3 part (d) of app ref. 2016/6311/P
101 Camley Street, London**

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of condition 3 part (d) attached to planning permission ref. 2016/6311/P.

On 18 March 2015 full planning permission (ref. 2014/4385/P) was granted for the:

“Demolition of existing building and redevelopment for a mixed use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm.”

Subsequent to this, a Section 73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”

A Section 73 application (ref. 2018/3682/P) was submitted on 7 August 2018 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES INCLUDE external amendments to the approved development - Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”

This application is due to be determined shortly. If this Section 73 application is determined in advance of the discharge of conditions submission we request that the discharge of conditions 3 part (d) is switched to apply to application ref. 2018/3682/P.

Condition 3

Condition 3 of the permission (ref. 2016/6311/P) in full states:

“The details of the following shall be submitted to and approved in writing by the local planning authority (in consultation with the Canal and River Trust where relevant) before any work is commenced on the relevant part of the development:

- a) Facing materials of all buildings;
- b) Details including sections at 1:10 of all windows, timber or other panels, ventilation grills, external doors and gates
- c) Details including materials of all balconies, [winter gardens] and roof terraces
- d) Details of all external lighting within the public realm of the site and fixed to buildings**
- e) Details of CCTV, lighting of entrance areas and control of access points
- f) Detailed design of the bridge
- g) Detailed design of the steps and access lift.

The relevant part of the works shall not **be carried out otherwise than in accordance with the details thus approved.”**

In line with the requirements of condition 3 part (d), we enclose an information and drawings pack, prepared by Ardmore. The information pack comprises proposed floorplans and elevations and corresponding lighting design and specifications details. This relates to all proposed external lighting within the public realm and fixed to the building.

All lighting is aluminium with a neutral white light colour and is consistent across the development. All lighting is LED and will rate A or above with regards to energy efficiency. Public realm lighting comprises includes LED lighting within handrails, spot uplighters and illuminated pendants. This aligns with the Landscaping Design Report, prepared by LDA and submitted as part of the application to discharge condition 6.

Application documentation

Accordingly the following documents have been submitted via the planning portal for approval:

- Completed application form;
- Proposed Lighting Floorplans and Elevations, prepared by Ardmore; and
- Lighting Design and Specifications Details, prepared by Ardmore.

Our client will pay £116.00 (+ £20.00 Planning Portal fee), being the requisite application fee, to Camden Council via BACS referring to the relevant payment reference number.

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Gary Brook (020 7333 6311) or Marnie Sommariva (020 7518 7257) of this office.

Yours faithfully

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