

Ms. Sofie Fieldsend
Planning Officer
Regeneration and Planning
London Borough of Camden
Judd Street
London
WC1H 9JE

frost.

27th March 2019

Dear Ms Fieldsend,

Ref: Discharge of conditions 8, 9, 12 and 13
Application Ref: 2016/1091/P
Address: 12 – 14 Greville Street, EC1N 8SB

Following the receipt of the Decision Notice for the above application issued on January 2019, and further to the previous applications pursuing the approval of details reserved by a condition, we would like to continue discharging the various pre-commencement conditions.

Please find enclosed within this application the information pursuant to the discharge of conditions 8, 9, 12 and 13. The information required for the remaining conditions will follow shortly.

Condition 8 requires that:

Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Please find enclosed the "Response to Planning Condition No. 8 – Air Quality Monitoring – Rev A" - produced by Oakdean Construction. This statement sets out the air quality monitoring strategy for the site, as well as the actions that should be taken in the event of dust exceedances.

We trust this condition can be fully discharged but please let us know if you need any further details.

Condition 9 requires that:

Prior to commencement, detailed design showing the location and extent, products, energy efficiencies and confirmed energy and carbon contributions of the photovoltaic cells and air source heat pumps to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of meters to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Please find enclosed the "Planning Condition 9 – Solar PV's and ASHP's" produced by XCO2, dated 22nd March 2019.

We trust that the statement describes the adequate on-site renewable technologies provision for the scheme. We therefore request the discharge of this condition.

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Condition 12 requires that:

None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:-

- (i) Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works,*
- (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures.*
- (iv) Mitigate the effects on Crossrail, of ground movement arising from development*

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs 1(i), 1(iii) and 1(iv) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.

Please find enclosed the following documents:

- Basement Impact Assessment Report "3857_J15340A - 12-14 Greville St BIA and GMA Rep Iss 4 complete" produced by GEA Ltd, dated December 2017
- "23327 - Full calculation - groundborne noise and vibration" produced by Price and Meyers dated 06/09/2018 to provide an assessment of the noise and vibration impact resulting from the Crossrail tunnel below the site.
- "23327 - Loading Calculations" produced by Price and Meyers, dated 04/03/2019. These calculations provide proof of compliance of Criteria B in "Crossrail: A technical guidance for developers", document dated December 2016.
- "Cat 2 check certificate for Ground Movement Assessment", dated 12/12/2018 – Category II (Competent Independent Team in same Organization) Check Certificate for the validation of the 3rd Party Developer's proposals for protection of Crossrail Infrastructure at risk within the Zone of influence of works.
- "Cat 2 check certificate for Ground Movement Assessment", dated 15/01/2019 - Category II (Competent Independent Team in same Organization) Check Certificate for the validation of the 3rd Party Developer's proposals for protection of Crossrail Infrastructure at risk within the Zone of influence of works.
- "General Methodology Draft 3" produced by O'Halloran & O'Brien Ltd, dated 18/02/2019. Structural construction method statement.
- "GREVILLE - MS - 03 Rev 01 Demolition" produced by Ciku, dated 18/02/2019. Method Statement in relation to the Demolition at 12 – 14 Greville St.

We trust that the enclosures provide with all the necessary for the discharge of this condition.

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Condition 13 requires that:

None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Please refer to the enclosures submitted for Condition 12 which provide evidence that the Crossrail works won't be impeded.

Assessment & Conclusion:

The enclosed reports provide detail to deal with planning conditions 8, 9, 12 and 13 of planning approval 2016/1091/P. We therefore request that these details be discharged according to the above.

As the applicant intends to start works in August 2019 we would be grateful if you could provide confirmation of acceptability without delay. Information to discharge the remaining conditions will be submitted shortly.

A payment to the London Borough of Camden of £116 has been arranged, being the relevant application fee.

We trust the above is sufficient for you to validate the application but if you have any queries or require any further information please contact Elena Quereda or Daniel Frost of this office.

Yours sincerely,



Daniel Frost | RIBA

For & On behalf of **Frost Architects Ltd**

Enclosures

Copy:	Mr. Angus Boag	Workspace (Letter and enc.)
	Ms. Bryony Grega	Workspace (Letter and enc.)
	Mr. Marc Yacobi	Jackson Coles (Letter and enc.)
	Mr. Shaun Das	XCO2 (Letter and enc.)
	Mr. Paul Batty	Price and Meyers (Letter and enc.)
	Mr. Robert Gregory	Hother (Letter and enc.)

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