



Our Ref: RE/TC/HG3405

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29 April 2019

Regeneration and Planning Development
Management
London Borough of Camden
2nd Floor, 5 Pancras Square
London
N1C 4AG
FAO: Mr Jonathan McClue

Dear Sir,

PLANNING PERMISSION 2014/1617/P

100 AVENUE ROAD, LONDON NW3 3HF

**APPROVAL OF DETAILS PURSUANT TO CONDITION 17 – DETAILED DESIGN AND
CONSTRUCTION METHOD STATEMENTS RELATIVE TO THE HS2 STRUCTURES AND
TUNNELS**

On behalf of our client, Essential Living (Swiss Cottage) Limited, we submit additional details of detailed design and construction method statements relative to the HS2 structures and tunnels pursuant to condition 17 of planning permission ref. 2014/1617/P, dated 18 February 2016, for the redevelopment of 100 Avenue Road.

Condition 17 states:

(i) Works below ground level shall not start until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any structures below ground level, including piling (temporary and permanent) have been submitted to and approved in writing by the Local Planning Authority. These shall:

- Accommodate the proposed location of the HS2 structures and tunnels.
- Accommodate ground movement and associated effects arising from the construction thereof, and;
- Mitigate the effects of noise and vibration arising from the operation of the HS2 railway within the tunnels, ventilation shaft and associated below and above ground structures.

(ii) The design and construction method statements to be submitted under part (i) shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted and of the HS2 structures and tunnels in or adjacent to the site of that development, the construction of the HS2 structures and tunnels is not impeded. The development shall be carried out in all respects in accordance with the approved design and method statement and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in part (i) shall be completed, in their entirety, before any part of the building(s) hereby permitted is/are occupied.

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(iii) No works below ground level comprised within the development hereby permitted shall be carried out at any time when a tunnel boring machine used for the purposes of boring tunnels for the HS2 Ltd railway is within 100 metres of the land on which the development hereby permitted is situated.

Application ref. 2018/1098/P previously approved details comprising "Impact Assessment of HS2 Tunnel on Piles and Superstructure" by Robert Bird Group, dated 9 April 2018.

Subsequent to that approval, details of the proposed piling have been revised. Accordingly, and supplemental to those previously approved details, we enclose the following documents for approval under this condition:

- Application form;
- Design Note – Robert Bird Group, Document No. 4045;
- Drawings:
 - SC-RBP-00-00-DR-S-0101 Rev P01 – Site Constraint Plan;
 - SC-RBP-00-FD-DR-S-1002 Rev P01 – Piling Layout – Sheet 2; and
- A payment of £116.00 being the appropriate planning fee will be paid via the Planning Portal (ref: PP-07812772).

I look forward to receiving your registration and validation of this submission at your earliest convenience. Should you require any further information or seek clarification, please do not hesitate to contact me via the contact details provided in this letter.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Richard Evans'.

RICHARD EVANS

Director

WYG