



GERALDEVE

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FAO: Jonathan McClue

30 April 2019

Our ref: LJW/GBR/MSO/J10337

Your ref: 2016/6311/P / PP-07818601

Dear Sir/ Madam

Town and Country Planning Act 1990 (as amended)
Discharge of part of Condition 13 of app ref. 2016/6311/P
101 Camley Street, London, NW1 0PF

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of condition 13 attached to planning permission ref. 2016/6311/P.

Background

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 condition submission we request that the discharge of condition 13 is switched to apply to application ref. 2018/3682/P.

Condition 3

Condition 13 of the permission (ref. 2016/6311/P) in full states:

None of the dwellings hereby permitted shall be occupied until the detailed layout plans (scale 1:20) of the 4 affordable units to be provided as fully wheelchair accessible and their access from communal entrances have been submitted to and approved by the local planning authority in writing. The approved details shall be incorporated in full prior to the first occupation of each relevant unit.

In line with the requirements of condition 13, a Design Brochure, prepared by Hutchinson & Partners has been submitted as part of this application. The brochure contains detailed drawings at a scale of 1:20 to demonstrate that the four accessible units meet or exceed the minimum requirements of building regulations Part M4 (3). This includes details of lighting, layout, internal room sizes and interior specifications.

The Design Brochure further sets out the details of access from communal entrances to each accessible unit. Details demonstrate that all communal entrances will be wheelchair accessible including the approaches to the entrances, the communal lifts and the communal corridors. All routes comprise step free access and all hallways and landings are wide enough to allow a wheelchair to turn.

Application documentation

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

- Completed application form; and
- Accessible Units Design Brochure, prepared by Hutchinson & Partners.

Our client will pay £136.00, being the requisite application fee and including the £20.00 Planning Portal fee, to Planning Portal using 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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Enc. As above