

PD7193/WE/ARS/HH

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22 May 2019

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

**BY PLANNING PORTAL
REF: PP-07592624**

Dear Sir/Madam

44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPROVAL OF DETAILS PURSUANT TO CONDITION 13 ATTACHED TO PLANNING PERMISSION REF: 2015/1243/P

On behalf of our Client, Victoria Square Property Company Ltd ("the Applicant"), please find enclosed an application ("the Application") for the approval of details pursuant to Condition 13 (SUDS) attached to planning permission ref. 2015/1243/P, which was approved by the London Borough of Camden on 30 November 2015.

This Application is submitted via the Planning Portal, ref. PP-07592624.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for the:

"Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works."

A number of applications for non-material amendment amendments to planning permission ref: 2015/1243/P have since been approved; namely application ref: 2016/1564/P on 26 August 2016, application ref: 2016/5890/P on 9 May 2017 and application ref: 2016/7074/P on 19 July 2017. A Deed of Variation to the S106 Legal Agreement pursuant to planning permission ref: 2015/1243/P was secured under the 26 August 2016 consent.

A further application for minor material amendments was submitted to the London Borough of Camden on 13 February 2019 (ref: 2019/0882). This application was validated on 4 April 2019 and is currently pending determination.

Condition 13

This Application seeks to discharge Condition 13 attached to permission reference 2015/1243/P, which states:

"Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan."

The following information is submitted to enable the partial discharge of this condition:

- Final Construction Below Ground Drainage Plan (EW_00_L00-D-5010 C4), prepared by Elliott Wood, dated May 2017;
- Final Construction Drainage Typical Details (211593 D5200), prepared by Elliott Wood, dated May 2019;
- Final Construction Specification for Below Ground Drainage, prepared by Elliott Wood, dated May 2019;
- Letter and photos from WOC (Attenuation Contractor), confirming that the attenuation tank has been installed to the manufacturer's recommended instructions;
- Specifications of the installed Hydro-Brake Optimum Vortex Flow Control Valve and Polystorm System.

This submission also comprises the requisite completed application form. The application fee of £116.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and payment has been made online.

We trust the enclosed is sufficient to enable the discharge of Condition 13 attached to permission reference 2015/1243/P. However, if you require anything further, please do not hesitate to contact Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk / 020 7312 7541) or Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk / 020 7312 7498) at this office.

Yours Faithfully



MONTAGU EVANS LLP

Enc.