

To:

planning@camden.gov.uk

London Borough of Camden

Planning Dept

LB Camden

Town Hall

Judd Street

London WC1H 9JE

From:

Space Free Ltd

Regent House

Studio `

72-76 Eversholt Street

London NW1 1BY

Date: 22 July 2019

Dear Sir / Madam,

Re: Planning Reference Number 2018 / 1528/P 138-140 Highgate Road, London NW5 1PB

I write with reference to planning condition No 16 which relates to Asbestos Risk Management. Please note the attachment entitled – Demolition Survey 5 July 2019

I should like to advise you that we (Space Free Ltd) intend to start the decommissioning and demolition of the above site on 5 August 2019.

In the meantime, we will seek to discharge all pre-commencement planning conditions, especially those related to the demolition and construction phase.

The principle Designer for these works, Mr Donald Brookes (07554 116 516), has advised us that the site presents an immediate risk to nearby residents and the wider community. The former petrol station pumps and tanks have never been decommissioned (since installation over 20 years ago) and therefore present a fire risk to the site and nearby properties, and would severely impact a major arterial road. The boundary cannot be secured with hoarding until the party wall agreement is signed with LB Camden, so at present I have only heras fencing which is only acceptable in the short term. Furthermore the site is unoccupied from 5pm to 7am Monday to Friday and over the weekends. I must mitigate the following risks by urgently arranging the decommissioning and demolition of the site:

1. Vandalism
2. Arson
3. Live electric
4. Live gas
5. Asbestos (as confirmed by a recent inspection)
6. Fuel pumps, pipework and tanks containing gases and sediment of petrol and diesel

We are in the final phases of appointing our preferred tenderer, and I will forward their method statement and RAMS by early next week.

Yours faithfully,

N Nicolaou

Space Frere Ltd