



GERALDEVE

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FOA: Jonathan McClue

13 September 2019

Our ref: LJW/GBR/MSO/J10337

Your ref: 2016/6311/P / PP-08151140

Dear Sir

**Town and Country Planning Act 1990 (as amended)
Discharge of Condition 10 of app ref. 2016/6311/P
101 Camley Street, London**

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of condition 10 in full attached to planning permission ref. 2016/6311/P.

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.”



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This application is due to be determined shortly. If this Section 73 application is determined in advance of the discharge of conditions submission, we request that the discharge of condition 10 is switched to apply to application ref. 2018/3682/P.

Condition 10

Condition 10 of the permission (ref. 2016/6311/P) in full states:

No part of the development shall be occupied until detailed plans and specifications of the cycle storage facilities for 242 cycle spaces for the residential units (33 accessible from core C and 209 accessible from cores A, B & C) and 24 employee spaces plus one visitor space for the business units, have been submitted to and approved by the local planning authority in writing, and the relevant details have been provided in complete accordance with such approval given. The approved details shall be permanently retained thereafter.

Condition 10

In line with the requirements of condition 10, basement and lower ground floorplans, prepared by Hutchinson and Partners have been submitted as part of this application. The plans show the following proposed cycle parking spaces:

- 188 Private cycle spaces provided by Semi Vertical Stands;
- 66 Affordable cycle spaces provided by Semi Vertical Stands;
- 24 Office employee cycle spaces provided by Two Tier Stands;
- 12 Residential visitor cycle spaces provided by 5 x Two Tier Stands and 2 x Sheffield Stands; and
- 10 Business visitor cycle spaces provided by Two Tier Stands.

The proposed number of cycle parking spaces exceeds those required by Condition 10 and the submitted plans show that the 254 private and affordable residential cycle parking spaces are accessible from cores A, B and C.

Cycle racks will be provided by Bike Dock Solutions and detailed drawings to show the appearance, dimensions and operation of all three types of cycle stands have been submitted as part of the application.

Application documentation

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



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- a. Completed application form;
- b. Proposed basement cycle storage location floorplan
- c. Proposed lower ground cycle storage location floorplan; and
- d. Semi-vertical, two-tier and sheffield cycle stand detailed drawings.

Our client will pay £116.00 (+ £20.00 Planning Portal fee), being the requisite application fee, to Camden Council via BACS referring to 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

Gerald Eve LLP

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