

PD10653/PB/KFH  
Planning Portal Reference: PP-08226865

15 October 2019

Planning and Development  
London Borough of Camden  
5 St Pancras Square  
London

***Submitted online only via the planning portal: PP-08226865***

Dear Sir/Madam

**KIDDERPORE AVENUE, LONDON, NW3 7SU  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**SUBMISSION OF MATERIAL PURSUANT TO CONDITION 27 OF PLANNING PERMISSION Ref.  
2018/6347/P (AMENDED APPLICATION)**

On behalf of Mount Anvil (Kidderpore) Ltd (the Applicant), please find enclosed documents to satisfy the requirements of conditions 39 and 40 pertaining to the Planning Permission (2018/6347/P) at Kidderpore Avenue.

**Description of Development**

The description of development to which these submission for approval of details relates is as follows:

*'Variation of condition 2 (approved plans) of planning permission 2015/3936/P dated 06/04/2016 and amended by 2017/5835/P dated 26/03/2018 and 2018/2020/P dated 08/11/2018 (for development of the site to provide 156 residential units and associated works) namely to convert Kidderpore Hall from 2 units to a single dwellinghouse, resulting in 148 units in total together with installation of air condensers within the garden area.'*

For clarity, we include here the description of development that was approved with the grant of planning permission in April 2016 and to which the variation relates:

*'Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.'*

## Submission documents

This submission includes documents to satisfy the following conditions attached to the Planning Permission:

### *Condition 27*

*Prior to occupation, evidence that the drainage system including permeable paving, green roofs, and a total of 307m<sup>3</sup> attenuation storage has been implemented in accordance with the approved details (Drainage Strategy Statement and appendices, Tully De'Ath Consultants, June 2015) 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 submission comprises the following:

1. A completed application form;
2. A Site Location Plan (PL-ST-010 Rev 4) – for information and as consented Ref. 2015/3936/P;
3. Drawings and plans implemented on site:
  - 9100-DRG-28YY-DE280\_AB1\_Private Drainage Details (Sheet 1 of 2)
  - 9100-DRG-28YY-DE281\_AB1\_Private Drainage Details (Sheet 2 of 2)
  - 9100-DRG-34QM-DE353\_AB1\_Ramp Construction Details
  - 9100-DRG-34QM-SE655\_AB1\_Drainage Sections (Queen Mother Hall)
  - 9100-DRG-34QM-SE656\_AB1\_ Queen Mother Hall Culvert Longsection
  - 9100-DRG-34RF-00211\_AB1\_Rosalind Franklin Pump facilities Plan
  - 9100-DRG-34RF-00216\_AB1\_Rosalind Franklin Pump facilities Plan (Combined)
  - 9100-DRG-34RF-SE212\_AB1\_Rosalind Franklin Pump facilities (Foul Sections)
  - 9100-DRG-34RF-SE213\_AB1\_Rosalind Franklin Pump facilities (Storm Sections)
  - 9100-DRG-34RF-SE214\_AB1\_Rosalind Franklin Pump facilities (Combined Sections)
  - 9100-DRG-34YY-00201\_AB1\_Detailed Site Layout
  - 9100-DRG-34YY-00202\_AB1\_Detailed Site Layout (Sheet 2 of 2)
  - 9100-DRG-34YY-00204\_AB1\_Engineering Layout (Ground Level)
  - 9100-DRG-34YY-BO203\_AB1\_Detailed Site Layout of Suspended Drainage
  - 9100-DRG-34YY-DE215\_AB1\_Car Park Foul Pump Facilities
  - 9100-DRG-34YY-DE354\_AB1\_Filter Drain Long Section
  - 9100-DRG-34YY-SE654\_AB1\_Drainage Sections (Queen Mother Hall and Kidderpore Hall)
  - 9100-SCH-240\_AB1\_Manhole Schedules

## Closing

We trust that this material is complete. I would be grateful if you could confirm receipt of this material and let me know if there is anything further we are required to provide to validate this application.

Should you require any further information or have any queries, please do not hesitate to contact Kate Falconer Hall at this office (kate.falconerhall@montagu-evans.co.uk, 02073127466).

Yours faithfully

*Montagu Evans*

**MONTAGU EVANS LLP**