

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Date: 30 October 2019

Our ref: 14297/01/DG/AJo/17853594v1

PP ref: PP-08181003

Dear Sir/Madam

London Borough of Camden: Discharge of Conditions 3, 4, 5, 7 and part 13 of planning permission ref. 2016/0849/P

On behalf of our client Urban High Developments Ltd, we are pleased to enclose an application to discharge Condition Nos. 3, 4, 5, 7 and 13 of planning permission ref 2016/0849/P

Enclosure

We have submitted an electronic copy of the following information via the Planning Portal (PP-08181003):

- 1 Written confirmation of appointment for Mr Isaac J.D. Hudson, of Michael Alexander Limited;
- 2 Arboricultural method statement prepared by Arboricultural Solutions;
- 3 Sustainable urban drainage system report prepared by Herrington Consulting Ltd; and
- 4 WSI, prepared by Pre-Construct Archaeology.

A payment for £116 (plus the Planning Portal administration fee of £20.83 plus VAT) has been submitted via an online payment.

Context

On 20 April 2017, planning permission (2016/0849/P) was granted for:

“Demolition of six existing garages and the erection of a three storey, two bedroom single dwelling house including the excavation of a basement”.

The permission was subject to 13 conditions.

Condition No. 3

Condition 3 of the planning permission requires that:

“No excavation shall commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works”.

In order to satisfy this condition, we have included written confirmation of appointment for Mr Isaac J.D. Hudson, of Michael Alexander Limited, to complete the works required to discharge condition 3. It includes confirmation that works are to be executed in accordance with good engineering practice.

Condition No. 4

Condition 4 of the planning permission requires that:

“Prior to the commencement of any works on site, tree protection measures shall be installed and working practices on site are to be in line with the arboricultural method statement submitted with the application by R. Skerratt dated 12.02.16 and shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details”.

To fulfil condition 4, please find attached an arboricultural method statement prepared by Arboricultural Solutions. Which follows the guidelines set out in BS5837:2012 "Trees in relation to design, demolition and construction" (page 1).

Condition No. 5

Condition 5 of the planning permission requires that:

“Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved”.

In order to fulfil this condition, please find enclosed Arboricultural Method Statement prepared by Arboricultural Solutions, which provides details that address the above concerns.

Condition No. 7

Condition 7 of the planning permission requires that:

“Prior to the relevant part of the development, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change] [demonstrating 50% attenuation of all runoff] [demonstrating greenfield levels of runoff]. The system shall be implemented as part of the development and thereafter retained and maintained”.

In order to satisfy this condition, please find enclosed a report from Herrington Consulting Ltd that details the sustainable urban drainage systems to be implemented, with the appropriate modelling information to account for the circumstances specified in the condition.

Condition No. 13

Condition 13 of the planning permission requires that:

“No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI”.

In order to part satisfy this condition, please find enclosed a WSI, that includes the following:

- 1 Research objectives (Page 8)
- 2 Programme and methodology of site investigation and recording (Pages 8 to 12)
- 3 Nomination of a competent person(s) or organisation to undertake the agreed works (page 14)
- 4 The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. (Page 13)

Concluding Remarks

We trust that the enclosed documents provide all the necessary detail and information to discharge Condition Nos. 3, 4, 5, 7 and part of 13 for planning permission ref. 2016/0849/P.

We look forward to receiving confirmation that these conditions have been satisfactorily discharged. In the meantime, if you have any further queries please contact me or my colleague Dan Di-Lieto.

Yours faithfully,



Alex Jones
Planner

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