

20 December 2019
Delivered via Planning Portal (PP-08373602)

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Dear David

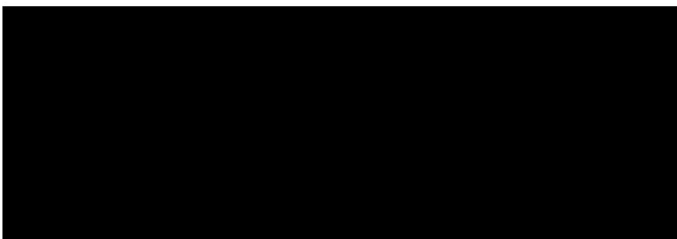
**CENTRAL SOMERS TOWN, COVERING LAND AT POLYGON ROAD OPEN SPACE, EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE, LONDON NW1 1EE
APPLICATION TO DISCHARGE CONDITION 71 (REF: 2015/2704/P)**

On behalf of our client, Brill Place Limited, please find enclosed an application to discharge condition 71 'Sound insulation - residential/commercial - Plot 7' of planning permission reference 2015/2704/P (dated 14 October 2016) for the following proposed development:

Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:

- *Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;*
- *Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);*
- *Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;*
- *Plot 4: Replacement school (Use Class D1) ;*
- *Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);*
- *Plot 6: 14no. residential units; and*

Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).



Provision of 11,765 sqm of public open space along with associated highways works and landscaping.

The submission covers the following condition in respect of Plot 7 – the Brill Place Tower:

Condition 71 ‘Sound insulation - residential/commercial - Plot 7’

“Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”

In order to comply with this condition, the submission includes a design note, prepared by Hoare Lee, which describes the proposed separating constructions between apartments at Plot 7 in line with the council requirements. In addition, a drawing entitled ‘Partition Wall Types’, prepared by Stiff + Trevillion, gives detailed information on design and materiality of the wall partitions to be used within the Brill Place Tower. The submitted information demonstrates the enhanced sound insulation that will be provided at the development in accordance with condition 71.

Please note: we would request that these details are also added to the file for pending application 2019/5882/P and that, should these details be considered acceptable, an amended condition is attached to the decision notice for that application, so that it reads as a compliance condition in relation to these submitted details.

Submission

I hereby provide the following as part of the condition discharge application:

- Cover letter, prepared by Turley (this document);
- Application form, prepared by Turley;
- Design note: Comments on compliance with Planning Condition 71, prepared by Hoare Lea, dated 13 December 2019;
- A-24/-106-3A - Partition Wall Types drawing, prepared by Stiff + Trevillion, dated 27 November 2019; and

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me.

Yours sincerely

Oliver Jefferson
Associate Director