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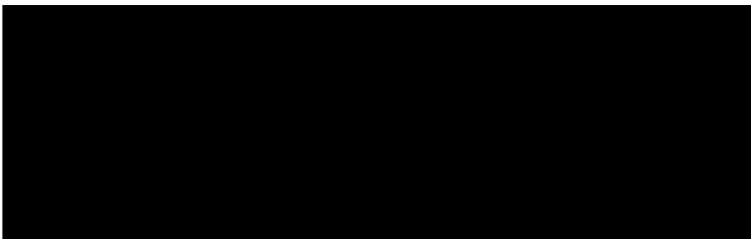
Dear David

**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 CONDITIONS 20 AND 125 (REF: 2015/2704/P)**

On behalf of our client, Brill Place Limited, please find enclosed an application to discharge condition 20 'Landscape' and condition 125 'Level plans - 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 two conditions in respect of Plot 7 – the Brill Place Tower:

Condition 20 ‘Landscape’

“No development shall take place on the relevant part of the site until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management plan,
- d) permeable play surfaces for SuDS purposes.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

The site area for Plot 7 is confined to the footprint of the tower and a small amount of surrounding land as identified on the enclosed ground floor level plans. Accordingly, landscaping for the park area around the proposed development is outside of the red line boundary and not the responsibility of the applicant. Condition 20 thus contains no relevant requirements for Plot 7, except for confirmation of proposed ground levels, as referenced in part (a), and identified in the submitted drawing.

Condition 125 ‘Level Plans – Plot 7’

“On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.”

Enclosed with this application is a plan showing the site levels proposed by the applicant.

Based on the above, we request discharge of conditions 20 and 125.

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;
- Ground Floor Levels Plan - As Proposed, prepared by Stiff + Trevillion (4451-A-02-200); 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

Turley



Oliver Jefferson
Associate Director

