

18 December 2019

Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Matthew Lloyd-Ruck



Dear Sir/Madam

**29 New End, NW3 1JD**

**Application for the Discharge of Condition 9 (landscaping), 15 (Refuse), 17 (Cycle Storage), 19 (Bat and Bird Boxes), 20 (Green Roofs) and 25 (Electric Vehicle Charging Points)**

On behalf of the applicant, New End LLP, we are instructed to apply for the part discharge of a condition placed upon an existing planning permission.

Planning permission was given on appeal on 2 February 2015 (PINS Ref: APP/X5210/A/14/2218243, LPA Ref: 2012/3089/P) for:

*Demolition of the existing building at 29 New End and creation of 17 residential (C3) units over lower ground, ground, first, second, third, fourth and fifth floor levels; creation of a new vehicular access and access to basement parking; works to boundary wall; works to soft and hard landscaping; and other incidental works.*

A range of pre-commencement conditions were discharged before the demolition of the previous building on-site. Since then, substantive works have commenced and remain ongoing.

Subsequently, the original approval was subject to an amendment resulting in an updated planning permission being issued in November 2018 (Ref: 2017/6973/P).

This application provides details for the **discharge of Conditions 9, 15, 17, 19, 20 and 25**, specifically in regard to the detailing of landscaping, refuse, cycle storage, bat and bird boxes, green roofs and electric vehicle charging.

In support of this application, in addition to relevant application forms and notices please find enclosed:

- Entrance Gate Detailing (compiled by KSR Architects);
- Soft and Hard Landscaping Masterplan (compiled by KSR Architects);
- Planting Plan for Perennials (compiled by KSR Architects);
- Planting Plan for Trees and Shrubs (compiled by KSR Architects);
- Refuse Storage Plan (compiled by KSR Architects);
- Current Bike Storage Plan (compiled by KSR Architects);
- Proposed Bike Storage Plan (compiled by KSR Architects);
- Details of Bike Storage (Bikedock Solutions);
- Details of Bat and Bird Boxes (Compiled by Lizzie Taylor Garden Design);
- Green Roof Plan (compiled by KSR Architects);
- Green Roof Description of works including Schedule of Maintenance (compiled by Bauder);





- Electrical Services Plan (complied by Briggs and Forrester); and
- Detailing of Wall Charging Sockets (complied by Rolec).

The following conditions are to be discharged:

Condition 9 states:

*9. No dwelling shall be occupied until hard and soft landscaping and means of enclosure (including external gates) have been carried out in accordance with details which have first been submitted to and approved in writing by the local planning authority. Such details shall include any proposed earthworks including grading, mounding and other changes in ground levels, and planting of roof terraces. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation*

This submission provides details through each of the following documents:

- Entrance Gate Detailing (complied by KSR Architects);
- Soft and Hard Landscaping Masterplan (complied by KSR Architects);
- Planting Plan for Perennials (complied by KSR Architects); and
- Planting Plan for Trees and Shrubs (complied by KSR Architects).

Condition 15 (Refuse) states:

*15. No dwelling shall be occupied until facilities for waste and recycled materials storage and removal have been installed in accordance with details submitted to and approved in writing by the local planning authority, and the facilities shall be retained thereafter.*

This submission provides details through each of the following documents:

- Refuse Storage Plan (complied by KSR Architects)

Condition 17 (Cycle Storage) states:

*17. No dwelling shall be occupied until storage facilities for 28 cycles in the basement and of 4 additional cycle stands for occupiers and visitors at ground level have been installed in accordance with details first submitted to and approved in writing by the local planning authority, and the facilities shall be retained thereafter*

This submission provides details through each of the following documents:

- Current Bike Storage Plan (complied by KSR Architects);
- Proposed Bike Storage Plan (complied by KSR Architects); and
- Details of Bike Storage (Bikedock Solutions).

Condition 19 (Bat and Bird Boxes) states:

*19. No dwelling shall be occupied until bat and bird boxes have been installed in accordance with details, including location and species to be accommodated, that have first been submitted to and approved in writing by the local planning authority.*



This submission provides details through each of the following documents:

- Details of Bat and Bird Boxes, also containing details of location (Complied by Lizzie Taylor Garden Design)

Condition 20 (Green Roofs) states:

*20. No dwelling shall be occupied until the green roofs shown at Appendix 1 of Appeal Document A14 have been installed in accordance with details which have first been submitted to and approved in writing by the local planning authority. The details shall include species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, along with a programme for a scheme of maintenance. The roofs shall thereafter be retained and maintained in accordance with the approved details.*

This submission provides details through each of the following documents:

- Green Roof Plan (complied by KSR Architects)

Condition 25 (Electric Vehicle Charging Points):

*25. No dwelling shall be occupied until 4 active and 4 passive electric vehicle charging points for the car spaces have been installed in accordance with details which have been first been submitted to and approved in writing by the local planning authority, and the charging points shall thereafter be retained in working condition*

This submission provides details through each of the following documents:

- Electrical Services Plan (complied by Briggs and Forrester); and
- Detailing of Wall Charging Sockets (complied by Rolec).

The relevant application fee of £116 (plus £25 administrative fee) will be paid via the Planning Portal.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me as set out at the head of this letter.

Yours faithfully



Matt Lloyd-Ruck  
Savills Planning