

Section 106

Town and Country Planning Act 1990

Essential Living (Swiss Cottage) Limited
C/O Essential Living Management 30-
33 Monck Street
London
SW1P 2AP



Regeneration and Planning
London Borough of Camden
2nd Floor, 5 St Pancras Square
London
WC1H 8EQ
Tel 020 7974 3921
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3 February 2020

planningobligations@camden.gov.uk
www.camden.gov.uk

PLANNING APPLICATION: 2014/1617/P
SITE ADDRESS: 100 Avenue Road, London, NW3 3HF

DEVELOPMENT DESCRIPTION:

Demolition of existing building and redevelopment for a 24storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or cafe/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

RE: 100 Avenue Road Revised Construction Management Plan Pro Forma: 1st November 2019 Version (Amended CMP)

Dear Sir / Madam

Further to your submission of the above document on 01 November 2019, to replace Version 11 (22 January 2019) agreed by the Council on 23 January 2019, I attach a revised Discharge Notice confirming the Amended CMP dated 01 November 2019 as now being the active CMP subject to ongoing monitoring for the purpose of clause 3.5.4 of the S106 agreement signed on 24 August 2015 for planning application 2014/1617/P.

I have also included as an Appendix the reasoning behind my decision.

Please observe the terms and requirements set out in the Amended CMP and also stipulated in the attached discharge notice.

Please also ensure the Amended CMP is made available on your dedicated website and communicated to local residents.

Regards

A handwritten signature in black ink, appearing to read "D. Hope".

Chief Planning Officer
London Borough of Camden

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This notice is in respect of the following covenant under the S106 agreement dated 24 August 2015 for planning application 2014/1617/P.

<u>Clause</u>	<u>Covenant</u>
3.5.1	On or prior to the Implementation Date to submit to the Council for approval a draft Construction Management Plan
3.5.2	Not to Implement or permit Implementation of the Development until such time as the Council has approved the Construction Management Plan as demonstrated by written notice to that effect.
3.5.4	To ensure that throughout the Construction Phase the Development shall not be carried out otherwise than in strict accordance with the requirements of the approved Construction Management Plan and not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Construction Management Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance.

Further to our notice of 23 January 2019 approving Construction Management Plan (Version 11 - 22 January 2019) we now write to approve the amended submission received on 01 November 2019 (dated 01 November 2019; now referred to as the 01 November 2019 Version). This approval is subject to (i) ongoing compliance with the 01 November 2019 Version. and (ii) the following requirements being met to the reasonable satisfaction of the Council:

- One additional air quality monitor at the rear of the homes on Winchester Avenue
- A voluntary threshold of 100 ug/m for monitoring PM10
- For the developer to enter into a construction bond of £30,000 held by Camden Council and to be drawn down if a breach of the approved CMP is identified and not actioned.
- Improved reporting mechanisms on compliance with the measures set out in Appendix 7 of the Mayor's SPG on Controlling Dust and Emissions During the Construction Process.
- All aspects of the construction must adhere to the Council's technical standards, as well as relevant environmental health legislation with the developer managing noise, vibration and pollution throughout the construction in accordance with such standards and legislation

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The CMP remains a living document and will need to respond to any issues that may emerge during the course of construction, such as cumulative impacts of other development sites. Further consultation and review of the construction progress will take place in conjunction with the Construction Working Group. Should the Council deem it necessary for the CMP to be further reviewed, the Council reserves the right to require submission of a revised CMP. Any such submission will be subject to clause 3.5.3 of the agreement, and must be approved in writing by the Council.

Queries

If you feel that the information in this notice is not correct then please contact the team on 020 7974 3921 or email planningobligations@camden.gov.uk within ten working days of the issue of this notice.

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