

10 February 2020  
**Delivered via Planning Portal (PP-08496520)**

David Fowler  
Principal Planner  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

Dear David

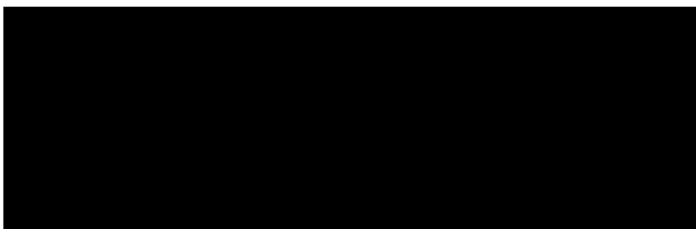
**CENTRAL SOMERS TOWN, COVERING LAND AT POLYGON ROAD OPEN SPACE, EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE, LONDON NW1 1EE  
APPLICATION TO DISCHARGE CONDITION 88 (REF: 2015/2704/P)**

On behalf of our client, Brill Place Limited, please find enclosed an application to discharge condition 88 'Construction Management Plat – 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 88 'Construction Management Plan – Plot 7'**

"Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing structures (including the removal of the existing railings and MUGA) on the site, the arrangements for liaison with adjoining occupiers specifically the Francis Crick Institute and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise and vibration arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans."

In order to discharge the above condition, the applicant has prepared a CMP, plus associated appendices, to describe and explain their commitment to meeting the necessary obligations. The applicant would welcome discussion with the council's transport and highways teams and planning officers in order to discuss any necessary refinements to the plan.

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**

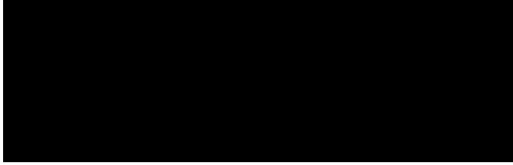
I hereby provide the following as part of the condition discharge application:

- Cover letter, prepared by Turley (this document);
- Construction Management Plan and appendices - Plot 7, Brill Place Tower, Central Somers Town, London, NW1

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**

