



Our Ref: 19348/KM/aa
Your Ref: PP-08486604
Email: kmatthews@firstplan.co.uk
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FIRSTPLAN

Bramah House, 65-71 Bermondsey Street
London SE1 3XF

T: 020 3096 7000 W: www.firstplan.co.uk

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Sir/ Madam

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 10, 11 AND 16
PLANNING PERMISSION REF: 2017/6788/P
WORKSHOP REAR OF 38 – 52 FORTRESS ROAD, FORTRESS GROVE, LONDON, NW5 2HB**

We are writing to submit the enclosed application for discharge of Conditions 10, 11 and 16 of Planning Permission Ref: 2017/6788/P, which approves works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews.

This application is submitted via Planning Portal Ref: PP-08486604. The requisite application fee and associated admin fee has been paid online via Planning Portal.

Condition 10 of Planning Permission Ref: 2017/6788/P states:

“Before the development commences, details of secure and covered cycle storage area for 42 cycles (36 internal and 6 external) shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.”

Accordingly, the following is submitted:

- Proposed Cycle parking as shown on Cycle Parking Details (Ref: 1014-GA-00-bikes Revision P1);

Condition 11 of Planning Permission Ref: 2017/6788/P states:

“No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level which takes account of the adjoining operations and structures of London Underground, has been submitted to and approved by the local planning authority in consultation with the relevant rail infrastructure undertaker. The development shall thereafter be carried out in accordance with the approved design and method statements.”

Accordingly, the following is submitted:

- Studio B Foundation Layout (Ref: 170110-S50 Revision C3);
- Studio B Foundation Sections (Ref: 170110-S60 Revision C2);
- Railey Mews Foundation Layout (Ref: 170110-S75);
- Structural Foundation Philosophy prepared by Cranston Consulting;
- Letter from TFL Engineering (dated 03 December 2019).

It is confirmed that the foundation design comprises pad foundations and no piling is proposed. Therefore Condition 12 is not relevant to the proposed scheme and therefore it is considered that this does not need to be discharged.

Condition 16 of Planning Permission Ref: 2017/6788/P states:


“The developer must provide an intrusive pre-demolition and/or refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and must be approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation.”

Accordingly, the following is submitted:

- Asbestos Survey Report prepared by D.S.M. Asbestos Consultants Ltd;

We trust that the information enclosed is sufficient to enable this application to be registered, and look forward to receiving confirmation of this shortly. However, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



KATE MATTHEWS
Director

Enc.