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FAO: Laura Hazelton

PP-08561264

Dear Laura,

55-59 Gordon Square, University College London, WC1H 0NU

Application to Discharge Condition 4 'details of the timber playhouse' pursuant to 2019/5397/P

On behalf of our Client, University College London ('UCL', please find enclosed an application to discharge Condition 4 pursuant to 2019/5397/P at 55-59 Gordon Square ('the Site'). Planning permission and Listed Building Consent was granted on 18 December 2019 for:

"Change of use of the basement level of Nos.55-56 Gordon Square from student accommodation to nursery and refurbishment works including internal and external alterations to the basement and external areas of Nos.55-59."

There are no conditions requiring further information and approval in relation to the approved listed building consent ref. 2019/5482/L. However, the planning permission (ref. 2019/5397/P) requires Condition 4 to be discharged. This application seeks to discharge Condition 4 which requires submission of full details of the timber playhouse only.

Condition 4

Condition 4 of the planning permission states:

"The installation of the timber playhouse structure shown on plans hereby approved shall not commence until such a time as detailed drawings of the structure in relation to the adjacent mature fig tree have been submitted to and approved in writing by the local planning authority. Such details shall include sections, plans and elevation drawings (@1:20) of the structure and its relationship with the adjacent tree and root pit. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017."

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This application seeks to discharge Condition 4 only.

Submission Details

The submitted drawing presents a proposed elevation, section, floor plan, roof plan and a detailed drawing to illustrate how the timber playhouse structure will be installed. The drawings indicate the materials used and the relationship between the proposed timber playhouse and the adjacent tree and root pit. There will be no fixings in or around the tree trunk or the roots. The installation of the playhouse will be carried out sensitively to ensure minimal interaction with the existing tree, and will also be reversible.

In addition to this covering letter, this submission pack includes a drawing prepared by Kendall Kingscott 'Section and Details Treehouse' (ref. 190775-5400 P2).

The planning application fee of £116 has been paid online at the time of the submission via planning portal.

We trust that you have all the information you need to validate the application. Should you have any queries with the application, please do not hesitate to contact my colleague Dena Dabbas (ddabbas@deloitte.co.uk / +44 20 7007 2134).

Yours sincerely



Mark Underwood
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