



GERALDEVE

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FOA: Jonathan McClue

09 April 2020

**Our ref: LJW/GBR/HJHH/J10337**

**Your ref: 2016/6311/P / PP-08611089**

Dear Sir,

**Town and Country Planning Act 1990 (as amended)**  
**Discharge of Conditions 10 & 11 of Planning Permission ref. 2016/6311/P**  
**101 Camley Street, London, NW1 0PF**

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of conditions 10 (cycle storage facilities) and 11 (green and brown roofs) in full, attached to planning permission ref. 2016/6311/P.

#### Planning History

On 18 March 2015 full planning permission (ref. 2014/4385/P) was granted for the:

**“Demolition of existing building and redevelopment for a mixed use building ranging from 6 - 13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm.”**

A Section 73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the:

**“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”**

A further Section 73 application (ref. 2018/3682/P) was granted on 22 February 2020 for the:

**“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6-13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES INCLUDE external amendments to the approved development -**



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**Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”**

An additional Section 73 application (ref. 2019/5689/P) has been submitted on 13 November 2019 for the:

**“Amendment of planning condition 2 (approved plans), to update relevant drawing numbers, to planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P) for: (a mixed-use building of 6-13 storeys with 2,200sqm employment space and 121 residential flats). THE CHANGES to the approved scheme include to lower ground floor commercial frontage glazing, balustrading and handrail and replacement sub-station doors.**

### Relevant Conditions

#### **Condition 10 (Cycle Storage Facilities)**

Condition 10 of the permission (ref. 2016/6311/P) in full states:

**No part of the development shall be occupied until detailed plans and specifications of the cycle storage facilities for 242 cycle spaces for the residential units (33 accessible from core C and 209 accessible from cores A, B & C) and 24 employee spaces plus one visitor space for the business units, have been submitted to and approved by the local planning authority in writing, and the relevant details have been provided in complete accordance with such approval given. The approved details shall be permanently retained thereafter.**

In line with the requirements of condition 10, basement and lower ground floorplans, prepared by Hutchinson and Partners have been submitted as part of this application. The plans show the following proposed cycle parking spaces:

- 200 Private cycle spaces provided at basement level by Two Tier Stands;
- 34 Affordable cycle spaces provided at basement level by Two Tier Stands;
- 24 Office employee cycle spaces provided on the lower ground floor by Two Tier Stands;
- 12 Residential visitor cycle spaces provided on the lower ground floor by 5 x Two Tier Stands and 1 x Sheffield Stand; and
- 10 Business visitor cycle spaces provided on the lower ground floor by Two Tier Stands.

The proposed number of cycle parking spaces for the residential is 246, which exceeds those required by Condition 10, 242 cycle spaces. Additionally, the number of business visitor cycle spaces proposed is 10 which also exceeds the number of cycle spaces required by Condition 10, 1 visitor space.

#### **Condition 11 (Green and Brown Roofs)**

Condition 11 of the permission (ref. 2016/6311/P) in full states:



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**Prior to first occupation of the building, full details in respect of the green and brown roofs in the areas indicated on the approved roof plans, including construction profile, materials, substrate depth, full schedule of plant species, density of planting, plan of maintenance and programme for installation shall be submitted to and approved by the local planning authority. The use shall thenceforth not proceed other than in accordance with such details as have been approved.**

In line with the requirements of condition 11, the following drawings have been prepared by LDA Design and Hutchinson & Partners as part of this application. These drawings are to be read in conjunction with one another. Below is a breakdown of the documents that have been submitted as part of this application:

LDA Design

- Stage 5: Construction Landscape General Arrangements;
- Stage 5: Construction Landscape General Arrangement Setting Out Sheets;
- Stage 5: Construction Hardworks Layout and Reference Plans;
- Stage 5: Construction Cross Sections;
- Stage 5: Construction Furniture Layout and Reference Plans;
- Stage 5: Construction Large Conical Planter;
- Stage 5: Construction Softworks and Topsoil Layout and Reference Plan;
- Stage 5: Construction Planting Plan Sheets;
- Stage 5: Construction Softworks Details;
- Stage 5: Construction Typical Green Roof Details; and
- External Works NBS Specification, Landscape and Public Realm, April 2019.

Hutchinson & Partners

- Roof Strategy – Lower and Upper Ground Floors;
- Roof Strategy – Levels 6 and 5;
- Roof Strategy – Levels 9 and 7
- Roof Strategy – Level 1;
- Roof Strategy – Roof Plan;
- Roof and Terrace Details – Miscellaneous;
- Roof Buildups – Typical Details – Lower Levels; and
- Roof Buildups – Typical Details – Upper Levels.

There is a pack of specification documents produced by Guaranteed Asphalt that is available upon request.

Application documentation

Accordingly the following documents have been submitted via the planning portal for approval:

- a. Completed application form;
- b. A copy of this covering letter;
- c. Proposed basement and lower ground floor cycle storage location floorplans prepared by LDA Design in line with the requirements of Condition 10;



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- d. Proposed drawings prepared by LDA Design and Hutchinson & Partners in line with the requirements of Condition 11.

Our client will pay £116.00 (+ £20.00 Planning Portal fee), being the requisite application fee, to Camden Council via BACS referring to the relevant payment reference number.

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Gary Brook (07557742363) or Harry Howat (07881010442) of this office.

Yours faithfully

Gerald Eve LLP

**Gerald Eve LLP**

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