

26 June 2020

Delivered by planning portal (PP-08831373)

Josh Lawlor
Planning officer
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Josh,

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 21 (REF: 2019/5882/P)

On behalf of our client, Brill Place Limited, please find enclosed an application to discharge condition 21 of planning permission reference 2019/5882/P (dated 26 June 2020). The submission covers the following condition in respect of Plot 7 – the Brill Place Tower:

Condition 21 - Wind mitigation measures – Plot 7

'Details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works at Plot 7. These measures shall be implemented prior to first occupation.'

The submitted report has been prepared by WSP and concludes that wind conditions around the revised scheme of the proposed development – in the context of the existing surrounds as well as within the masterplan scenario – remain suitable, in terms of pedestrian safety, for all users throughout the year. In the context of the existing surrounds as well as within the masterplan scenario – are considered suitable, in terms of pedestrian comfort, for the planned pedestrian activities: this now also includes the southwest-facing entrances which will not require any further mitigation. With regards to the level of porosity of the railings adopted on the private balconies, combined with the implementation of balcony planters, have the potential to improve the level of amenability of the local wind conditions in such spaces compared to what presented in BMT's report without the need to raise the height of the parapets as originally suggested in BMT's report.

Submission

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

- Cover letter, prepared by Turley (this document);
- Application form, prepared by Turley;
- Wind Microclimate Study, prepared by WSP

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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 or my colleague Oliver Jefferson.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fiona Flaherty', with a stylized flourish at the end.

Fiona Flaherty
Senior Planner

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