

Our Ref: AE/DM/LL/R00232

PP Ref PP-08853964

Planning and Building Development
2nd Floor
5 Pancras Square
Town Hall
Judd Street
London
WC1H 9JE

Submitted electronically via Planning Portal

28 July 2020

Dear Sir / Madam,

145- 147 YORK WAY, CAMDEN, LONDON, N7 9LG

APPLICATION TO DISCHARGE DETAILS PURSUANT TO PLANNING CONDITION 4 (CYCLE PARKING), 6 (CONTAMINATION), 8 (BROWN ROOF) AND PART A OF CONDITION 9 (BREEAM) IN RESPECT OF PLANNING PERMISSION 2019/5857/P

On behalf of Shurgard UK Ltd ('the Applicant'), I hereby enclose an application seeking approval of details of Planning Condition 4 (Cycle Parking), 6 (Contamination), 8 (Brown Roof) and Part A of Condition 9 (BREEAM) attached to planning permission 2019/5857/P ("the Permission") dated 27 July 2020.

Planning permission 2019/5857/P granted consent for the following development:

"Erection of a 5-storey infill extension to existing self-storage building to provide additional floorspace (Class B8), including reconfiguration of ground floor and opening-up of unused vehicle exit to York Way and provision of 2 additional car parking spaces."

Approval of Details

Condition 4 (Cycle Parking) attached to the Permission states the following:

"The secure and covered cycle storage area for 16 cycles hereby approved shall be provided in its entirety prior to the first use of the additional floorspace, and permanently retained thereafter."

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017."

In order to comply with the requirements of Condition 4, please find enclosed an electronic copy of the following:

- Drawing no. 18170GA-90-001 – Bicycle Parking As Proposed, prepared by Threesixty Architecture

Condition 6 (Contamination) attached to the Permission states the following:

"Prior to the commencement of the development, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the local planning authority.

A) A site investigation scheme based on the Geo-environmental Desk Study, Ref GL181163 hereby approved to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

B) The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

C) A verification report to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

The development shall be carried out in strict accordance with details thus approved.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the local planning authority. For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the

requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.”

In order to comply with the requirements of Condition 6, please find enclosed an electronic copy of the following:

- Geo-Environmental Assessment Report dated June 2020, prepared by Brownfield Solutions Ltd.

Given the results and findings of the report (see section 8), a separate remediation strategy was considered unnecessary. A verification report demonstrating that works set out in the remediation strategy are complete and identifying longer monitoring of pollution linkages is therefore also unnecessary in this instance.

Condition 8 (Brown Roof) attached to the Permission states the following:

“Prior to commencement of development, full details in respect of the brown roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs.*
- iii. full details of the seed mix*

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.”

In order to comply with the requirements of Condition 8, please find enclosed an electronic copy of the following:

- 17106GA_20_009D – Roof Plan As Proposed, prepared by Threesixty Architecture;
- 18170GA_20_012B – Brown Biodiverse Roof Plan As Proposed, prepared by Threesixty Architecture; and
- 18170GA_21_001B – Section AA As Proposed.

Part A of Condition 9 (BREEAM) attached to the Permission states the following:

“A) Prior to commencement of development, a Design Stage BREEAM review report (completed by a licensed BREEAM assessor), in respect of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage review should have a target of achieving at least an 'excellent' and attaining at least 89% of the credits in the 'Energy' category and at least 75% in the 'Water' category and at least 71% of the credits in the 'Materials' category.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policies C1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.”

In order to comply with the requirements of part A of Condition 9, please find enclosed an electronic copy of the following:

- Design Stage BREEAM Review Report, prepared by Atelier Ten.

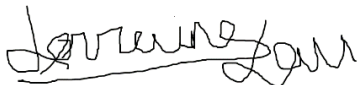
Submission Material

The following is also submitted with this Approval of Details application:

- **Completed Application Form;**
- **Drawing ref. 18170GA_10_001A** – Location Plan As Existing, prepared by Threesixty Architecture;
- **Requisite application fee of £116.**

We trust that the above and submitted information is self-explanatory and await validation of the application. If you should have any questions in the meantime please do not hesitate to contact myself or Alun Evans (alun.evans@rokplanning.co.uk) at this office.

Yours faithfully,



Lorraine Lau
Assistant Planner
ROK Planning
T: 07704146568
E: lorraine.lau@rokplanning.co.uk

