

Our ref: Q40227
Your ref: 2019/4998/P
Email: gregory.markes@quod.com
Date: 22 October 2020



Planning Development Control
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of David Peres da Costa
By Email

Dear David

Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access. (Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P)

APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 21 AND FULL DISCHARGE OF CONDITIONS 26 AND 28 IN RESPECT OF PLANNING PERMISSION REFERENCE 2014/5840/P AS AMENDED BY 2015/6696/P AND 2019/4998/P

On behalf of my client, the London Borough of Camden ('the Applicant'), please find enclosed an application for:

Details required for the partial discharge of condition 21 (Homes Quality Mark) and full discharge of conditions 26 (Levels Plans) and 28 (Local Employment) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

The most recent amendment to the Planning Permission was granted on 25 September 2020. A copy of the Decision Notice is attached in support of this Application.

Quod | Ingeni Building 17 Broadwick Street London W1F 0DE | 020 3597 1000 | quod.com

Quod Limited. Registered England at above No. 7170188





Condition 21

Condition 21 of the Planning Permission reads in full:

Prior to implementation of each phase of the development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the MUGA, the applicant and/or developer shall submit to the local planning authority a Design Stage Sustainability Assessment setting out the manner in which the development will achieve at least Home Quality Mark 3 star for the residential units and to target additional potential credits so as to achieve HQM 4 star if feasible and attaining at least 50% of the credits in the 'Energy' category and at least 53% in the 'Water' category and at least 24% of the credits in the 'Materials' category in accordance with the 'Maitland Park - Home Quality Mark Assessment' prepared by Envision dated 23/07/2020 hereby approved.

The development shall be implemented in accordance with the Assessment as approved.

Prior to first occupation of each phase of the residential units, a post completion certificate which demonstrates that the phase has achieved at least Home Quality Mark 3 star or HQM 4 star if feasible and attaining at least 50% of the credits in the 'Energy' category and at least 53% in the 'Water' category and at least 24% of the credits in the 'Materials' category (in accordance with the Design Stage Sustainability Assessment) shall be submitted to and approved in writing by the local planning authority

This application provides details in connection with the discharge of the requirements set out in the **bold** type above.

To support the partial discharge of condition 21, a **Home Quality Mark Design Stage Assessment** prepared by envision on behalf of the Applicant. As the Assessment shows, the 3 star level has been achieved, and that the required credits within the energy, water and materials categories have been achieved, as set out on page 3 of the Assessment.

Condition 26

Condition 26 of the Planning Permission reads in full:

No part of the relevant phase of the development, with the exception of the MUGA, shall commence, until such time as the Council has confirmed in writing that it has received plans demonstrating the levels at the interface of the relevant phase of Development with the boundary of the Property and the Public Highway.

In order to fully discharge condition 26, a **Levels Plan** (ref MPR-TMA-ZZ-GF-GA-L-100009-P01; scale of 1:200) prepared by turkingtonmartin on behalf of the Applicant is provided.



Condition 28

Condition 28 of the Planning Permission reads in full:

Prior to commencement of development of either the relevant phase of the development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, or works in connection with the MUGA, the applicant and/ or/ developer shall:

a) have entered into an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KSCSC at the same time as other recruitment efforts and all reasonable endeavours are used to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden,

b) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 8 construction trade apprentices employed for at least 52 weeks each;

c) confirm that the necessary measures to support and ensure the recruitment and training of each apprentice have been put in place;

d) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 13 work placements of no less than 2 weeks each;

e) ensure delivery of a minimum of one supplier capacity building workshops/"Meet the Buyer" events to support small and medium enterprises within the borough to tender for the contracts.

In order to fully discharge condition 28, an **Employment and Skills Plan** has been prepared by Bouygues UK on behalf of the Applicant, and contains confirmation of the requirements set out in the condition wording.

Summary

In summary of the above, this Application comprises:

- Application form, duly completed;
- This Covering Letter;
- Site Location Plan (at a scale of 1:2500);
- Copy of Decision Notice 2019/4998/P;
- Council Own Development form;
- Home Quality Mark Design Stage Assessment;
- Levels Plan (at a scale of 1:200); and
- Employment and Skills Plan.



The application fee of £116 has been paid to the Local Planning Authority via Planning Portal. I look forward to receiving confirmation that the Application has been validated shortly. Please do not hesitate to contact me via email or telephone (07710095387) or my colleague Poppy Carmody-Morgan should you have any queries regarding the Application.

Yours sincerely

A handwritten signature in black ink that reads "gjbmarkes".

Gregory Markes
Planner

enc. as above

cc. Poppy Carmody-Morgan