

Our ref: Q40227
Your ref: 2019/4998/P
Email: gregory.markes@quod.com
Date: 23 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 DISCHARGE OF CONDITION 7 (SUDS) 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 discharge of condition 7 (SUDS) 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.

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Condition 7 of the Planning Permission reads in full:

Prior to commencement of development of either the relevant phase of the development or works in connection with the MUGA, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, full details of the proposed sustainable urban drainage systems shall be submitted to and approved in writing by the local planning authority. Full calculations must be provided to demonstrate that the system designs will be based on a [1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff in accordance with site wide foul and surface water drainage strategy (31879-MPCV-130Rev P02, Apr 2014). The system shall be implemented as part of the development and thereafter retained and maintained.

In order to fully discharge Condition 7, this Application comprises the following:

- 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;
- Grafton Terrace Drainage Layout Plan (ref: MPR-RAS-ALL-XX-IE-CIV-000251 - P03);
- Aspen Court and Villas Drainage Layout Plan (ref: MPR-RAS-ALL-XX-IE-CIV-000250 - P03);
- Grafton Terrace Surface Water Drainage Model; and
- Aspen Court and Villas Surface Water Drainage Model.

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

Gregory Markes
Planner

enc. as above

cc. Poppy Carmody-Morgan