

Our ref: Q40227
Your ref: 2019/4998/P
Email: gregory.markes@quod.com
Date: 15 December 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 22 (CMP) 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 22 (CMP) 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 22

Condition 22 of the Planning Permission reads in full:

The demolition of the Tenants and Residents Association hall, garages and pram shed shall be carried out in accordance with the Construction Management Plan approved under reference 2016/2448/P (granted on 25/05/17). The demolition of Aspen House and Maitland Park gymnasium and garages shall be carried out in accordance with the Construction Management Plan approved under reference 2019/6310/P (granted on 05/06/2020). The measures contained in the Construction Management Plan shall at all times remain implemented throughout the duration of the works of demolition and construction.

Prior to implementation, including demolition, of either the relevant phase of the development, or works in connection with the MUGA, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures to for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other concurrent developments in the wider area.

The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the CMP from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition.

Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

To satisfy the requirements of Condition 22 and in accordance with LBC guidance the Council's Construction Management Plan pro forma has been completed. All details are contained in there and the associated appendices, which comprise:

- Appendix 1 – Site location plan;



- Appendix 2 – Draft construction programme;
- Appendix 3 – Residents consultation letter;
- Appendix 4 – Swept path diagrams;
- Appendix 5 – Traffic management plan;
- Appendix 6 – Noise and vibration report;
- Appendix 7 – Noise monitoring hardware;
- Appendix 8 – AQA;
- Appendix 9 – Turnkey dust monitors; and
- Appendix 10 – Vibration monitoring hardware.

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;
- Construction Management Plan v3.0 pro forma, duly completed with appendices as set out above.

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