



**GERALDEVE**

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**FAO: Kristina Smith**

07 January 2021

**Our ref: LJW/CKE/LOB/SAV/U0007738**

**Your ref: 2019/3138/P / PP-09395595**

Dear Sir / Madam,

**115-119 Camden High Street, London NW1 7JS**  
**Town and Country Planning Act 1990 (as amended)**  
**Approval of Details Application to Discharge Condition 14 (Method Statement - Below Ground Structures) of Planning Permission Reference: 2019/3138/P**

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 14 (Method Statement - Below Ground Structures) attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

### **Background**

Planning permission (ref. 2019/3138/P) was granted for the: **“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street”** on 24 December 2020.

This application seeks to discharge condition 14 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

#### **“Method statement - below ground structures**

**The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:**

- Provide details on all structures;**
- Accommodate the location of the existing London Underground structures and tunnels;**
- Accommodate ground movement arising from the construction thereof; and**
- Mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.**

**The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.”**

### **Condition Discharge**

This application seeks to discharge condition 14 attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this application sets out the details in relation to detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level at 115-119 Camden High Street.

Accordingly, we enclose the relevant details in respect of providing information and a method statement on below ground structures at 115-119 Camden High Street, for your formal approval.

Further details and associated justification of the proposed method statements and other related material for below ground structures at the site are outlined in the accompanying documentation, which is submitted in support of this approval of details application.

### **Application Documentation**

The relevant documentation comprising detailed design and method statements alongside other related information for below ground structures at 115-119 Camden High Street are set out in the material submitted in support of this approval of details application to discharge condition 14.

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this condition:

- Completed approval of details application form (ref. PP-09395595 (dated 07 January 2021), prepared by Gerald Eve LLP; and
- Impact Assessment Report of Redevelopment on LU Tunnels (dated July 2020), prepared by Geotechnical Consulting Group / Clancy Consulting Ltd;
- Ground Movement Impact Assessment Report (dated September 2019), prepared by Geotechnical Consulting Group / Clancy Consulting Ltd;
- Basement Impact Assessment (dated 06 September 2020), prepared by Clancy Consulting Ltd;
- Detailed Technical Supporting Plans and Drawings, prepared by Clancy Consulting Ltd; and
- London Underground Compliance Letter (dated 29 July 2020), issued by London Underground.

### **Summary**

This approval of details application has been submitted via the Planning Portal (ref. PP-09395595).

The requisite approval of details application fee of £141.00 (including the £25.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Avis (020 3486 3524) or Kathryn Tyne (020 3486 3735) of this office.

Yours faithfully,



**Gerald Eve LLP**

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Enc. As above via the Planning Portal