

Our ref: Q40227
Your ref: 2019/4998/P
Email: gregory.markes@quod.com
Date: 29 January 2021



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

For the attention of David Peres da Costa
By Planning Portal

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 10 (HARD AND SOFT LANDSCAPING) 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 10 (Hard and soft landscaping) 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 10

Condition 10 of the Planning Permission reads in full:

No development shall take place on 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, until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing (with input from the Councils Transport department). Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

To support the discharge of Condition 10, the following is submitted:

- Application form, duly completed;
- This Covering Letter (dated 29 January 2021);
- Site Location Plan (at a scale of 1:2500);
- Copy of Decision Notice 2019/4998/P
- Council's Own Development form;
- Materials General Arrangement Plan (ref: MPR-TMA-ZZ-GF-GA-L-100001_P05);
- Materials Schedule (ref: MPR-TMA-ZZ-GF-SH-L-100002_P04);
- Edges, Kerbs and Walls Plan (ref: MPR-TMA-ZZ-GF-GA-L-100003_P04);
- Topsoil Plan (ref: MPR-TMA-ZZ-GF-GA-L-100004_P04);
- Detailed Planting Plan 1 of 3 (ref: MPR-TMA-ZZ-GF-GA-L-100005_P03);
- Detailed Planting Plan 2 of 3 (ref: MPR-TMA-ZZ-GF-GA-L-100006_P03);
- Detailed Planting Plan 3 of 3 (ref: MPR-TMA-ZZ-GF-GA-L-100007_P03); and
- Planting Schedule (ref: MPR-TMA-ZZ-GF-SH-L-100008_P03).

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 (Quod)