



GERALDEVE

Planning and Built Environment
5 Pancras Square
London
N1C 4AG

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldev.com

FAO: Laura Hazelton

27 April 2021

Our ref: LJW/NFD/AKG/AJA/J10003

Your ref: 2020/0362/P // PP-09256590

Dear Sirs

Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1
Approval of Details in relation to Planning Permission ref: 2020/0362/P

We write on behalf of our client, Stanley Sidings Limited, enclosing an application to discharge condition 51 of planning permission ref: 2020/0362/P in respect of: Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1 ('the site').

Background

On 28 October 2020 planning permission (ref: 2020/0362/P) was granted in respect of the site for the following:

"Variation of various conditions of planning permission dated 23/01/2013 ref: 2012/4628/P amended by planning permission dated 03/12/2018 ref. 2018/1715/P (Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road), to reflect various physical and land use amendments to the permitted scheme, to relocate cinema (Class D2) to the northern arches, provision of new family entertainment (sui generis) use in the basement of Building C, including new mezzanine floor, relocation of light industrial (Class B1c) to the basement of Building A1, loss of existing market retail (Class A1), reconfiguration of Buildings A1 and A2 roof terrace seating, variation of condition 10 (cinema plan) and conversion of four market residential units to intermediate residential units and associated works."

Condition 51 was varied as part of the above minor-material amendment application (ref. 2020/0362/P). Condition 51 previously required the submission and approval of sound insulation details prior to the commencement of use of the cinema in Area C. As the MMA application relocated the cinema use to the northern arches, condition 51 was reworded, as follows:

"Before the cinema use in the northern arches commences, sound insulation shall be provided for the premises in accordance with a scheme to be first approved in writing by the local

planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.”

Accordingly, please find a Sound Insulation Report prepared by RBA Acoustics. The report concludes that the sound insulation methodology will adequately mitigate noise emissions from the approved cinema and on this basis, it is considered that the requirements of Condition 51 are satisfied and the condition should be discharged.

Application Documents

Accordingly, we enclose the following for your approval:

- Application forms; and
- Sound Insulation Report, prepared by RBA Acoustics.

The application fee of **£144** (including a £28 planning portal charge) has been paid concurrent to the submission of this application.

We look forward to your confirmation of receipt and subsequent validation of this application. In the meantime, if you have any questions or require anything further, please do not hesitate to contact Anna Gargan (020 75618 7240) or Andrew Jackson (020 3486 3734) of this office.

Yours faithfully



Gerald Eve LLP

ndavies@geraldev.com

Direct tel. +44 (0)20 7333 6371