

David Fowler  
Planning and Building Control Customer Service Team  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

20 April 2021

*Planning portal ref: PP-09759211*

Dear David,

**APPLICATION TO DISCHARGE CONDITIONS 24 AND 29 PURSUANT TO PLANNING PERMISSION REFERENCE 2020/2486/P DATED 27 NOVEMBER 2020**

**LAND SURROUNDING SNOWMAN AND CASTERBRIDGE HOUSE, BELSIZE ROAD, CAMDEN, NW6 4DP**

CBRE has been instructed on behalf of London Borough of Camden (hereafter 'the applicant') to submit an application for the approval of details reserved by conditions 24 and 29 pursuant to planning permission 2020/2486/P in relation to Land surrounding Snowman and Casterbridge House, Belsize Road, Camden, NW6 4DP.

The application to which this condition relates was granted consent on 27 November 2020 and comprised the following works:

*“Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking.”*

This application has been submitted via the planning portal (Reference: PP-09759211). The contents of the submission are considered sufficient to fully discharge conditions 24 and 29.

**Condition 24**

Condition 24 *Delivery and Servicing Management Plan* states that:

*“Prior to occupation of any part of the development, a Delivery and Servicing Management Plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.”*

Accordingly, in addition to this covering letter the application comprises:

- Delivery and Servicing Management Plan (DSMP) prepared by Stantec dated March 2021.

This document provides a detailed assessment of the expected delivery and servicing activity associated with the scheme at full build out. The DSMP sets out a package of measures to be adopted by the applicant and occupiers of the building for the management of the deliveries and servicing of the development securing the minimisation of service vehicles with car conflicts and pedestrian movements and damage to amenity from such servicing and deliveries. The DSMP also includes swept path analysis to demonstrate the access to the Site.

### Condition 29

Condition 29 *Parking design and management plan* states that:

*“Prior to occupation of any part of the development, a car parking design and management plan, including a mechanism for future re-purposing of space for car parking for alternative uses upon the expiry of lease agreements shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.”*

Accordingly, in addition to this covering letter the application comprises:

- Carpark Management Plan prepared by Fabrik dated 20 April 2020.

This document provides a strategy for the effective operational management of the car park including monitoring use, maintenance and enforcement to deter unauthorised use of the car parking spaces. In addition, the document sets out a strategy for the future re-purposing of parking spaces for alternative uses, upon the expiry of lease agreements.

The application fee has been paid to the Council via the Planning Portal.

It is considered that the information provided within this letter and the supporting documentation is sufficient to discharge conditions 24 and 29 in full. We trust that the enclosed is satisfactory and look forward to receiving confirmation that the application has been validated.

In the meantime, should you require any further details or have any queries with the content, please do not hesitate to contact me.

Yours sincerely,

**SINÉAD MCNESTRY**  
**PLANNER**