



GERALDEVE

London Borough of Camden  
Planning and Building Development  
5 Pancras Square  
King's Cross  
London  
N1C 4AG

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

**FAO: Kristina Smith**

24 May 2021

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

**Your ref: 2019/3138/P / PP-09877024**

Dear Sir / Madam,

**115-119 Camden High Street, London, NW1 7JR**  
**Town and Country Planning Act 1990 (as amended)**  
**Approval of Details Application to Discharge Condition 7 (Fire Statement) 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 re-discharge condition 7 (Fire Statement) 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 re-discharge condition 7 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

#### **“Fire Statement**

**No above ground new development for each of the relevant uses shall commence until a Fire Statement for the relevant uses has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant uses of the development shall be carried out in accordance with the approved details.”**

An approval of details application (Ref. 2021/0948/P) to discharge Condition 7 (Fire Statement) was initially granted by the London Borough of Camden on 15 April 2021.

### **Condition for Discharge**

Following the grant of the aforementioned approval of details application (Ref. 2021/0948/P), a detailed design development exercise and a review of the Fire Strategy has meant that changes to the approved fire strategy are required.

As such, this application seeks to re-discharge Condition 7 attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this application sets out the details in relation an updated Fire Strategy to be implemented at 115-119 Camden High Street.

Accordingly, we enclose the relevant details in respect of providing information on the fire safety regime and associated strategy at 115-119 Camden High Street, for your formal approval.

Further details including the on-going fire safety measures, maintenance and monitoring to be implemented at the site are outlined in the accompanying documentation, and which is submitted in support of this approval of details application.

### **Application Documentation**

The relevant documentation comprising fire safety details at 115-119 Camden High Street are set out in the material submitted in support of this approval of details application to re-discharge Condition 7.

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

- Completed approval of details application form (ref. PP-09877024) (dated 24 May 2021), prepared by Gerald Eve LLP; and
- Updated Fire Strategy (Ref. FL7537/R1) Issue 2 (dated 14 May 2021), prepared by Jensen Hughes.

### **Summary**

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £144.00 (including the £28.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client.

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 Aviss (020 3486 3524 / [SAviss@geraldeve.com](mailto:SAviss@geraldeve.com)) or Anna Collingwood-Smith (07385 409544 / [ACollingwood-Smith@geraldeve.com](mailto:ACollingwood-Smith@geraldeve.com)) of this office.

Yours faithfully,

*Gerald Eve LLP*

**Gerald Eve LLP**

SAviss@geraldev.com  
Direct tel. +44 (0)203 486 3524  
Enc. As above via the Planning Portal