



GERALDEVE

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14 June 2021

Our ref: LJW/ANE/SAV/U0005835

Your ref: 2019/4201/P

FAO: Elaine Quigley and Kate Henry

Dear Sir / Madam,

St Pancras Commercial Centre, 63 Pratt Street, Camden, London, NW1 0BY
Planning Permission Reference: 2019/4201/P
Detailed Basement Construction Plan Obligation - Submission

We write on behalf of our Client, Camden Property Holdings Limited, to submit documentation relating to a Detailed Basement Construction Plan Obligation for Camden Council's approval in relation to the above development.

Obligation for Discharge

The Detailed Basement Construction Plan and associated documentation are submitted pursuant to Clause 2.1 (Schedule 3) of the S.106 Agreement dated 24 December 2020.

The Obligation requires that:

"DETAILED BASEMENT CONSTRUCTION PLAN

On or prior to the Implementation Date to provide the Council for approval the Detailed Basement Construction Plan."

In accordance with the requirements of the Detailed Basement Construction Plan Obligation (Clause 1.34 (c)) of the S.106 Agreement dated 24 December 2020, the Owner has appointed an approved second independent suitably qualified engineer 'Elliot Wood' (the "Certifying Engineer") who have reviewed the design plans and provided a 2 page review report confirming that the design plans have been formulated in accordance with the terms of this Agreement and have appropriately and correctly incorporated the provisions of Clause 1.34 subclauses part (b) (i-ix) relating to the objectives of the Detailed Basement Construction Plan. The Certifying Engineer's review report sets out each of the specific Obligation sub-clauses and how these have been addressed in the Detailed Basement Construction Plan documentation. The only sub-clause that is not directly referenced is Clause 1.34 subclause part (b) (viii) relating to the drainage, surface and ground water environment and associated measures. As set out in the Certifying Engineer's review report, where a sub-clause has not been included, the information is either not relevant, there are no comments to be made against it, and the material is acceptable in the context of discharging the Detailed Basement Construction

Plan Obligation. It should also be noted that there are a number of comments provided by AKT II (the "Basement Design Engineer") which have been appended to the Certifying Engineer's review report and which should be read in conjunction with the main body of this report.

My Client's construction start date is 02nd August 2021, which is fast approaching. Therefore, we politely request that the submission material is reviewed for acceptability, as soon as possible in order to allow the implementation of the scheme. It is also important to note that my Client has paid and signed-up to a Post approval Agreement ('PAA') (dated March 2021) with the London Borough of Camden. The performance timescales set out in the PAA outlines that best endeavours will be made by Camden Council to issue a decision on the discharge of S.106 Obligations/Clauses within 6-weeks of the date of receipt of a valid application. When taking the aforementioned 6-week performance timescales into account, and to ensure that the 02nd August 2021 start date is met, we would be grateful for a decision on this S.106 Obligation by the week ending 30th August 2021 at the latest.

Obligation Documentation

The enclosed documentation to discharge the Detailed Basement Construction Plan Obligation comprises the following:

- Covering Letter (dated 14 June 2021), prepared by Gerald Eve LLP;
- Certifying Engineer Review Report (dated 09 June 2021), prepared by Elliot Wood;
- Letter of Professional Certification (dated 11 June 2021), prepared by AKT II;
- Detailed Basement Construction Plan Submission (various dates), prepared by multiple consultants, comprising the following:
 - o Detailed Basement Construction Plan and associated appendices, prepared by AKT II - comprising:
 - a. 01 Structural Drawings
 - b. 02 Specifications
 - c. 03 General Notes
 - d. 04 RC Intent
 - e. 05 Detailed Basement Construction Plan
 - f. 06 Thames water GMA
 - g. 07 Canals & Rivers GMA
 - o Piling Information, prepared by Foundations Piling - comprising:
 - a. Foundation Piling Method Statement
 - b. Foundation Piling Calculations
 - o Construction Information, prepared by John F Hunt - comprising:
 - a. Temporary Works Design
 - b. Pile Mat Design
 - c. Obstruction Removal Temporary Works

Summary

We should be grateful for written confirmation that the enclosed documentation is acceptable and that the Detailed Basement Construction Plan Obligation can be discharged accordingly.

As mentioned above, my Client's construction programme is fast approaching, with the intention to commence development on 02nd August 2021. Therefore, please can I ask that the discharge of this pre-implementation Obligation is prioritised as this is urgent.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Alex Neal (020 7333 6301) of this office.

Yours faithfully,



Gerald Eve LLP

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Tel. +44 (0)20 3486 3524

Enc. as above

c/c via email to: Elaine.Quigley@camden.gov.uk and Kate.Henry@camden.gov.uk