

Our ref: JCG25352

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Date: 9 July 2021

Planning and Regeneration
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam

**79 Avenue Road, London, NW8 6JD- Discharge of Conditions/S106 Obligations
Planning Portal Reference: PP-09734618**

We are acting on behalf of Munisha Gupta, the owner of the property at 79 Avenue Road, NW8 6JD. On 21 September 2020, planning permission (2020/0519/P) was granted for:

“Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3)”

This permission was subject to six conditions requiring approval of further details prior to commencement of demolition or construction and a S106 Planning Obligation requiring the prior approval of 5 other matters. The purpose of this submission is to seek approval of all these matters allowing the commencement of both demolition and construction works.

The application consequently seeks full discharge of the following matters:

Planning Permission:

- Condition 8 – Confirmation of the Appointment of a Structural Engineer;
- Condition 7 – External Roof Detail;
- Condition 10 – Hard and Soft Landscaping Details;
- Condition 14 – Sustainable Urban Drainage System Details;
- Condition 15 – Living Roof Details;
- Condition 18 – Waste Storage and Recycling.

S106 Agreement:

Submission of required documentation comprising:

- Construction/Demolition Management Plan;
- Energy Efficiency and Renewable Energy Plan;
- Sustainability Plan;
- Proposed Levels Plan;
- Detailed Basement Construction Plan.

Our ref: JCG25352

Application Documents

Please find enclosed herewith the following documents which, in addition to this letter, comprise the planning application:

- 01 Planning application form;
- 02 Condition 7 -
 - a) Roof Services Layout Plan 581-INT-XX-RF-DR-MEP-6007_P3 (1:50 @ A1);
 - b) KP Acoustics Planning Compliance Report 222141.PCR.01;
 - c) SQUIF Extract Fan Technical Information KEF_RF_01;
 - d) Guntner Dry Cooler Technical Information DAC_RF_01;
 - e) Flakt Group Air Handling Unit Technical Information AHU_RF_01;
- 03 Condition 8 -
 - a) letter from Form Structural Design Ltd dated 8 March 2021 confirming their appointment;
- 04 Condition 10 –
 - a) Soft Landscaping Proposals CAS/2021/169;
 - b) Hard Landscaping Plan P011 Rev B (1:250 @ A3);
- 05 Condition 14 –
 - a) Hydraulic Model 1463-HYDM-210709-P1
 - b) Below Ground Drainage 1463-SPW-Z0-00-DR-C-6000 - P1- Ground Floor
 - c) Below Ground Drainage 1463-SPW-Z0-B1-DR-C-6001 - P1 – Basement
 - d) Below Ground Drainage Details 1463-SPW-Z0-ZZ-DR-C-6250 - P1 - Sheet 1
 - e) Below Ground Drainage Details 1463-SPW-Z0-ZZ-DR-C-6251 - P1- Sheet 2
 - f) Below Ground Drainage Details 1463-SPW-Z0-ZZ-DR-C-6252 - P1 - Sheet 3
 - g) Below Ground Drainage Details 1463-SPW-Z0-ZZ-DR-C-6253 P1-Sheet 4
- 06 Condition 15 –
 - a) Green Roof Detail Drawing SK 190054-SK-070 (1:20 scale);
 - b) Bauder Sedum Blanket Product Data Sheet;
 - c) Bauder Biodiverse Green Roofs Maintenance Schedule;
- 07 Condition 18 –
 - a) Waste Storage and Recycling Drawing 19004 P410 (1:250 @ A3);
- 08 S106 Obligation –
 - a) Combined Energy Efficiency and Sustainability Plan by Integration dated 10th March 2021;
- 09 S106 Obligation –
 - a) Construction/Demolition Management Plan prepared by Knight Build Limited (utilising LB Camden's proforma) dated 5th March 2021;
- 10 S106 Obligation –
 - a) Proposed Levels Plan 19004/P010 (1:250 @ A3);
- 11 S106 Obligation –
 - a) Detailed Basement Construction Plan Rev P01;
 - b) Initial Pile Design and Propping – Proposed Ground Floor Plan KB79AR/PILE/001 (1:100 @ A3);
 - c) Initial Pile Design and Propping – Proposed Basement Plan KB79AR/PILE/001 (1:100 @ A3);
 - d) Initial Pile Design and Propping – Proposed Cross Section KB79AR/PILE/001 (1:100 @ A3);
 - e) Appendices;
 - f) Subterranean Construction Methodology;
 - g) Design Construction Sequence Drawings.

The application fee of £34 has been paid via the Planning Portal.

Dust Monitoring

In connection with the Construction/Demolition Management Plan, we confirm that Dust Monitoring commenced on the 27 May 2021 and continues ongoing.

Detailed Basement Construction Plan

We also confirm that the Detailed Basement Construction Plan has been submitted to Campbell Reith for comment but their feedback is still awaited. We will forward the feedback once it has been received.

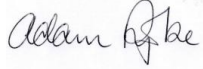
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Conclusion

We consider that the submitted documentation provides sufficient information to allow the full discharge of all these details but that if you require any further information or have any questions, please contact Adam Pyrke (adam.pyrke@rpsgroup.com \ 020 3691 0512) or Sophia Hill (sophia.hill@rpsgroup.com \ 020 7796 5083) of this office in the first instance.

PTO

Yours faithfully,
for RPS Group Limited



Adam Pyrke

Director - Planning

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