



Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

1st December 2021

Dear Planning Officer

70 Churchway London NW1 1LT: Application Ref: 2016/3174/P

Application for removal or variation of a condition following grant of planning permission

On behalf of our client, please find enclosed an application for the removal or variation of a condition to planning permission 2016/3174/P granted 30 October 2020. The planning permission relates to:

Erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 3 x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation to allow for offsetting of residential accommodation in connection with application 2016/5266/P [53-55 Chalton Street] for erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway (following demolition of existing building)

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents, which comprise the application, include the following:

- This covering letter;
- The completed application forms;
- The decision notice;
- Location Plan;
- Fire Statement

The application has been submitted electronically via the Planning Portal website (PP-10417565). The relevant application fee of £234.00 has also been paid electronically via the Planning Portal website.

We are submitting this application to remove the following conditions:-

Condition 6: SUDS *Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. SUDS shall be will be implemented prior to the occupation of the relevant parts of the development and permanently retained and maintained thereafter. Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.*

Condition 15: Fire Statement *No above ground development shall commence until a Fire Statement 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 Phase of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy CP3 of the Core Strategy and policy D11 of the Draft London Plan.

The application 2016/3174/P does not fit the definition of a major application it is for three dwellings only. Conditions 6 and 15 are those that would be applied to a major application not a minor application, therefore it is considered that the conditions have been erroneously applied to this application and should be removed.

We do recognise that Condition 15 needs to be considered in terms of incorporating appropriate fire safety solutions and that best practice in fire safety planning and design is delivered. A fire statement has been included to show that we are working with this in mind as part of the design development. However we do not seek to discharge this condition but to remove it as it is not a major application.

We hope these conditions can be removed.

Yours sincerely

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