

Patrick Marfleet
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Date: 19th January 2022
Our reference: I1079870

Dear Patrick,

7A,B,C Bayham Street, London, NW1 0EY | Discharge of Condition 20

Planning Portal Reference: PP-10334787

We are instructed by our client Camden Lifestyle (UK) Limited, to submit an application to discharge the requirements of Condition 20 attached to planning permission ref: 2020/5647/P, as approved on 19th January 2022. The development approved by this application is as follows:

“2020/5647/P: Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).”

The following documents are submitted in support of this application:

- Letter from Meinhardt (UK) Ltd.

Condition 20

Condition 20 reads as follows:

“No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

In accordance with the requirements of Condition 20, this application is submitted alongside a letter from Meinhardt (UK) Ltd, the appointed Consulting and Civil Structural Engineers on the project. The Letter confirms that the foundation solution will

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include cast-in-situ reinforced concrete piles installed using a Continuous Flight Auger (CFA) Piling Rog. To confirm, no Impact Driven Piles will be utilised in this development.

We trust that the requirements Condition 20 have been met, and that this pre-commencement condition can now be discharged.

A payment of £116 has been made via the Planning Portal. The Planning Portal reference for this submission is PP-10334787.

We look forward to your confirmation.

Yours faithfully,



Kelly McCann
Senior Planner
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