DOMINIC McKENZIE ARCHITECTS

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Planning Department,
Camden Council

11th March 2022

Re. 2016/0849/P - Site to Rear of 26 New End Square – Discharge of Condition 5, 6 & 8

Dear Sir / Madam,

We write on regarding the discharge of three planning conditions associated with 2016/0849/P.

Context

Address: **(Ex Garages) Site to Rear of 26 New End Square, London NW3 1LS**

On 20 April 2017, planning permission (2016/0849/P) was granted for:

 "Demolition of six existing garages and the erection of a three storey, two bedroom single dwelling house including the excavation of a basement".

The permission was subject to 13 conditions.

Condition 5

Condition 5 of the planning permission requires that:

Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Condition 5 was previously discharged under application 2019/5513/P, however there have been slight alterations to the substructure which are shown in the attached drawing 'P4534 01 C1 (Condition 5)' prepared by structural engineers Michael Alexander. We request that the Condition 5 is discharged again referring to this new drawing.

Condition 6

Condition 6 of the planning permission requires that:

The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

In order to satisfy this Condition, please find enclosed updated drawings '220311_61_New End Square - Plans (Conditions 6 and 8)' and a statement from Inclusive Design & Access Consultant Judi Watkinson - see 'New End_Planning Condition Statement 230222 (Condition 6)'.

Condition 8

Condition 8 of the planning permission requires that:

Prior to the relevant part of the development, details of secure and covered cycle storage area for a minimum of 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11of the London Borough of Camden Local Development Framework Core Strategy and policy DP17of the London Borough of Camden Local Development Framework Development Policies.

In order to satisfy this Condition, please find enclosed updated drawings '220311_61_New End Square - Plans (Conditions 6 and 8)' which shows the storage area for 2 cycles.

We look forward to receiving confirmation that these Conditions have been satisfactorily discharged. In the meantime, if you have any further queries please contact me at dominic@dominicmckenzie.co.uk or telephone 0203 327 4780.

Yours sincerely,

Dominic McKenzie