

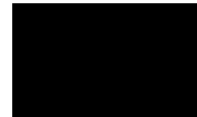


14th January 2022



FAO Jennifer Walsh
London Borough of Camden,
5 Pancras Square
London
N1C 4AG

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

DISCHARGE OF PLANNING CONDITION 9 AND 39 OF PLANNING PERMISSION 2017/5497/P

Dear Sir/ Madam,

On behalf of our client, Reef Estates Limited (the 'Applicant'), we write to submit details required by conditions 9 and 39 of planning permission 2017/5497/P, for the redevelopment of the Ugly Brown Building at 2-6a St Pancras Way.

Condition 9 requires:

'Prior to the commencement of any above ground works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.*
- b) details of proposals for the enhancement of biodiversity,*
- c) an open space management plan,*
- d) detailed plans, including sections of the tree pits, to include one continuous tree pit for trees adjacent to the canal,*
- e) details of proposed replacement trees..'*

Condition 39 requires:

'Prior to the commencement of any above ground works, a detailed plan annotating the provision of 104 visitor cycle spaces in respect of each phase of the hereby approved development shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to occupation of the relevant building. All cycle stands shall thereafter be retained and maintained.'

In order to partially discharge these conditions, we submit an external finishes plan, prepared by Bennetts Associates. As required by the two conditions, this plan shows the extent of the external

finishes, along with the temporary cycle parking that will be in place whilst Plots B and C undergo construction. In order to fully discharge this condition, a site-wide external finishes plan will be provided, once the programme has progressed to a point that external finishes and permanent cycle parking can be confirmed.

We trust that the enclosed information is sufficient for the discharge of the condition. Should you wish to discuss any aspect of the submission then please do not hesitate to contact Mike Moon or David Morris of this office.

Yours faithfully,



DP9 Ltd.