

Date: 07 June 2022

Ref: 20098 disch of plang conds 11 13 14 22

David Fowler
Deputy Team Leader
Regeneration and Planning
Supporting Communities
London Borough of Camden

Dear David

Re: Planning Application ref: 2021/2472/P, 150 Royal College Street NW1A 0TA, submission for discharge of conditions 11, 13, 14, and 22.

The Application Site

As shown on the site location plan the site is located on the East side of Royal College Street and on the South side of the Regents Canal.

Planning History

Full Planning Permission as the reference above was granted on 28 April 2022, subject to a Section 106 Legal Agreement (since executed) for:

Removal of existing metal walkway and boundary railings. Infill of existing carpark and erection of four storey building (Ground to 3rd floor and green roof) comprising office workspace (Class E), associated landscaping, mews improvements and cycle provision.

The permission is subject to a number of conditions, including those listed below, which this submission is seeking to discharge.

Condition 11 Landscaping

The condition states that:

No development shall take place, except preparatory ground works, until full details of hard and soft landscaping, including full details of replacement trees, 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 details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason:

To ensure the satisfactory appearance of the development, and the safety of waterway users and natural environment of the canal in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

Information submitted to discharge condition 11:

Please see document submitted with this application entitled 1.0 condition 11 hard and soft landscaping.

Condition 13 Bird and Bat Boxes

The condition states:

Prior to implementation of the development, except preparatory ground works, a plan detailing bird and bat box locations and types shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason:

In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

Information submitted to discharge condition 13:

Please see document submitted with this application entitled 2.0 condition 13 bird and bat boxes.

Condition 14 Ground Investigation – land contamination

The condition states that:

At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site),:

(a) A Phase 2 Assessment shall be carried out

(b) The results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

(c) The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason:

To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan.

Information submitted to discharge condition 14:

Please see document submitted with this application entitled GEO-ENVIRONMENTAL & GEOTECHNICAL ASSESSMENT (GROUND INVESTIGATION) REPORT.

Condition 22 Green Roof

The condition states that:

Prior to commencement of development , except preparatory ground works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

i. a detailed scheme of maintenance

ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]

iii. full details of planting species and density The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

Information submitted to discharge condition 14:

Please see document submitted with this application entitled 3.0 Condition 22 Green Roof

Yours sincerely

For and on behalf of HartDixon

Barry Shambrook

Partner