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**ref.**

Flat 9 . Queen Alexandra Mansions . 3 Grape Street . London . WC2H 8DX  
Ref: 2017/4273/P & 2017/5277/L

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**date.**

4<sup>th</sup> August 2022

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### STATEMENT FROM ARCHITECT

My name is Mark Wightman of Michael Drain Architects appointed by Glenn Scott Peter Wright, the owner of Flat 9, Queen Alexandra Mansions, 3 Grape Street, London, WC2H 8DX to design and oversee the consented upgrade works.

The works to Flat 9, Queen Alexandra Mansions were consented under planning and listed building application references 2017/4273/P and 2017/5277/L on 6<sup>th</sup> August 2019 and 8<sup>th</sup> August 2019 respectively.

A Section 106 agreement relating to the Flat 9, Queen Alexandra Mansions, 3 Grape Street, London, WC2H 8DX consent was signed and dated 6<sup>th</sup> August 2019. Parties to the Section 106 agreement are:

1. Harkalm Properties Limited
2. QAM Building Management Limited
3. Glenn Scott Peter Wright
4. Barclays Security Trustee Limited
5. Coutts and Company
6. The Mayor and Burgesses of The London Borough of Camden

A series of pre-commencement conditions and Section 106 agreement obligations were discharged as follows:

- A. Approval of Reserved Matters in relation to Listed Building consent ref: 2017/5277/L was granted on 24<sup>th</sup> September 2021. Condition 4a required agreement on 'typical details of method of fixing new balustrade to the historic fabric'.
- B. The Construction Management Plan was approved on 21<sup>st</sup> October 2021. The Section 106 Discharge Notice was issued on this date in relation to Clause 4.1(b) requiring approval of the Construction Management Plan prior to implementation.
- C. Payment of the Construction Management Plan Implementation Support Contribution was made on 26<sup>th</sup> July 2022. The Section 106 Discharge Notice was issued on this date in relation to Clause 4.1 (a) requiring payment of the Construction Management Plan Implementation Support Contribution in full prior to implementation. The acknowledgment of receipt of Section 106 Payment was also issued on 26<sup>th</sup> July 2022.
- D. In accordance with Clause 5.1 of the Section 106 agreement written notice prior to implementation was issued to the Planning Obligations Officer at the London Borough of Camden on 29<sup>th</sup> July 2022. The letter confirmed that implementation of the planning permission 2017/4273/P and Listed Building Consent 2017/5277/L would be undertaken on 1<sup>st</sup> August 2022.

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**address.** 11-13 Market Place . London . W1W 8AH  
**www.** [michaeldrain.com](http://michaeldrain.com)  
**t.** 020 7580 1415  
**registered.** in England . Company number 405 7890

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Glenn Wright's appointed Main Contractor, New Wave London, began works on Monday, 1<sup>st</sup> August 2022 with the removal of the existing Kee-Klamp type balustrade from the rear parapet of the fifth-floor external terrace. The new section of balustrade was installed, of which photographs have been included with this submission for Lawful Development. The photographs were taken on the 4<sup>th</sup> of August 2022.

Signed:



Mark Wightman  
 for and on behalf of michaeldrainarchitects

Witnessed by:



Witness Name: TOM DOWDALL  
 NEW WAVE LONDON LTD

Address: NEW WAVE HOUSE  
 4 HUMBER ROAD  
 LONDON  
 NW2 6DW

Date: 4<sup>th</sup> Aug 2022