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Our Ref: 12698



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Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): TYBALDS ESTATE, NEW NORTH STREET, LONDON, WC1N 3JT (REF. 2021/3580/P)

APPROVAL OF DETAILS APPLICATION TO PARTIALLY DISCHARGE CONDITION 3 (FACING MATERIALS – CCTV AND LIGHTING) AND CONDITION 4 (LANDSCAPE)

We write on behalf of the London Borough of Camden Council ('Applicant'), to submit an application to partially discharge Condition 3 (Facing Materials – CCTV and Lighting) and Condition 4 (Landscape) in connection with development at Tybalds Estate, New North Street, London, WC1N 3JT (the 'Site'), secured by planning permission reference 2021/3580/P.

Background

On the 14th October 2022, planning permission was granted, following the completion of the shadow S106 agreement for:

"Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works." (ref: 2021/3580/P).

A number of pre-commencement conditions are attached to the consent and are required to be discharged prior to implementation of the development.

The Applicant intends to initially deliver the 10 underbuild affordable units, located in the converted existing floorspace at lower ground floor level of the existing Blemundsbury, Richbell and Falcon blocks. Associated hard and soft landscaping works are also proposed adjacent to these blocks. Submitted plan reference X-702 details the extent of the initial development.

The 'relevant part of the development', that this partial discharge application relates to is the delivery of the underbuilds and associated works (see submitted plan ref. X-702) at the Site. The conditions will be further discharged when further development comes forward on the site.

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Condition 3 – Facing Materials, CCTV and Lighting

In the Planning Permission (ref. 2021/3580/P), it states that Condition 3 requires:

“Prior to the commencement of the relevant part of the development, detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council

- a) *Plan, elevation and section drawings, of all external windows, window reveals and doors at a scale of 1:10;*
- b) *Samples and manufacturers details at a scale of 1:10, of all facing materials including windows and door frames, glazing, brickwork and cladding;*

A sample panel of all facing materials should be erection on-site and approved by the Council before the relevant parts of the work are commenced and each development shall be carried out in accordance with the approval given.

- c) *Details of CCTV and lighting strategy*

The relevant part of the works shall then be carried in accordance with the approved details.”.

To partially discharge Condition 3 the following information has been submitted:

- Proposed Masterplan: Underbuilds delivery & Associated Works (drawing ref. X-702);
- Condition 03: Facing Materials, CCTV and Lighting Discharge Condition (October 2022); and
- Proposed Falcon Ramp (drawing no. UF-250; dated October 2022).

The submitted Condition 03: Facing Materials, CCTV and Lighting Discharge Condition document prepared by Matthew Lloyd Architects (2022) focuses specifically on the land associated with the delivery of the underbuilds and associated works. This development comprises of the conversion of existing accommodation, as opposed to new build development.

Condition 4 – Landscape

In the Planning Permission (ref. 2021/3580/P), it states that Condition 4 requires:

“Prior to commencement of the relevant part of the works, full details of hard and soft landscaping including planting and species details for all 51 new trees and means of enclosure of all un-built, open areas, shall be submitted to, and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved”.

To particularly discharge Condition 4 in relation to the Underbuilds, the following information has been submitted:

- Proposed Masterplan: Underbuilds delivery & Associated Works (drawing ref. X-702);
- Tybalds Underbuilds – Enabling Works and Landscape Proposals for Blemundsbury, prepared by LUSH Landscapes (dated August 2022);

- Tybalds Underbuilds – Blemundsbury Planting Plan and Schedule, prepared by LUSH Landscapes (dated October 2022);
- Tybalds Underbuilds – Falcon Courtyard Landscape Proposals, prepared by LUSH Landscapes (dated September 2022);
- Tybalds Underbuilds – Falcon Courtyard Planting Plan and Schedule, prepared by LUSH Landscapes (dated October 2022);
- Tybalds Underbuilds – Richbell Hard Landscape Proposals, prepared by LUSH Landscapes (dated November 2022);
- Tybalds Underbuilds – Richbell Planting Plan and Schedule, prepared by LUSH Landscapes (dated November 2022);
- Tybalds Underbuilds – Soft landscaping to Blemundsbury, Falcon and Richbell Courtyards, prepared by LUSH Landscapes (dated November 2022); and
- Landscape Design and Access Statement Chapter 7, prepared by Matthew Lloyd Architects and Lush Landscapes (dated July 2021).

The submitted above documents and plans prepared by LUSH Landscapes (2022) focuses specifically on the Planting Plan and Schedule, Soft Landscaping plans, and enabling works and landscape proposals associated with Blemundsbury, Falcon and Richbell Courtyards.

The provided information includes details of tree planting, associated with the landscaping works proposed at this stage. Further tree planting, in accordance with the planning permission, will be delivered when further works come forward on the site, including the delivery of Tybalds Square. This condition is only being partially discharged at this stage, and therefore further details of tree planting will be provided when this condition is further discharged.

I trust that this provides you with all of the required information, however if you have any queries, please contact me on the below details.

Yours faithfully,

L. Freeman

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