

Our ref: Q40227
Your ref: 2019/4998/P
Email: gregory.markes@quod.com
Date: 29 November 2022



Planning Development Control
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of Kate Henry
By Planning Portal

Dear Kate

Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access. (Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P)

APPLICATION FOR DISCHARGE OF CONDITION 20 (PARKING MANAGEMENT PLAN) OF PLANNING PERMISSION REFERENCE 2014/5840/P AS AMENDED BY 2015/6996/P AND 2019/4998/P

On behalf of my client, the London Borough of Camden ('the Applicant'), please find enclosed an application for:

Details required for the discharge of condition 20 (Parking Management Plan) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).



The most recent amendment to the Planning Permission was granted on 25 September 2020 under application reference 2019/4998/P. It is pursuant to this planning permission that this submission is made.

Condition 20

Condition 20 of the Planning Permission reads in full:

Prior to first occupation of the residential uses, a Parking Management Plan for Aspen Court, setting out details of how measures to prevent private vehicles from accessing the hard standing (except for servicing and for access to the disabled parking spaces) would be incorporated in the design, shall be submitted to and approved in writing by the Local Planning Authority and shall contain mechanisms for monitoring, review and further approval by the local planning authority.

This application provides details in connection with the discharge of the above condition.

The strategy employed to prevent general private vehicle access will be through the installation of 'flip top' bollards.

Keys to lower the bollards will be provided to those blue badge holders that are allocated one of the 4no. disabled parking spaces located within the courtyard as well as the relevant service and emergency service providers that will require access to the Aspen Court building.

To demonstrate the location of the bollards, included with this application is a copy of the Landscape Materials General Arrangement Plan (ref: MPR-TMA-ZZ-GF-GA-L-100001_C02) and associated Materials Schedule (ref: MPR-TMA-ZZ-GF-SH-L-100002_C02). The location of the bollards is denoted on the Materials GA Plan as 'BL' and can be seen just east of the turning into the courtyard area from Maitland Park Villas. The manufacturer's specification sheet is also provided for further information (ref: MBD205-SS).

I trust this satisfies the requirements set out at Condition 20 of the planning permission. Should you require anything further from me, please do not hesitate to ask.

Yours sincerely

Gregory Markes
Senior Planner