



DP5216/TAH/AWH
01 December 2022

FAO: Nathaniel Young
Regeneration and Planning
London Borough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

DP9 Ltd 1
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507
telephone 020 7004 1700
facsimile 020 7004 1790
www.dp9.co.uk

Dear Nathaniel,

**REGENT'S PLACE INCLUDING REGENT'S PLAZA, BROCK STREET AND TRITON STREET
PLANNING PERMISSION REF: 2019/5154/P
APPROVAL OF DETAILS RESERVED BY A CONDITION: RE-DISCHARGE OF CONDITION 3**

We write on behalf of our client, British Land Property Management Limited, to submit details via the Planning Portal to discharge Conditions 3 attached to the planning permission 2019/5154/P.

The approved development comprises: *"Public realm improvement works to hard and soft landscaping including re-paving; installation of planters, seating, furniture, cycle parking, pavilion structures and lighting; provision of flexible art/performance space; removal of taxi drop off area; and removal of existing artistic sculptures."*

Condition 3 reads as follows:

"No development shall take place until 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 details of tree pit volumes with sectional drawings and irrigation systems. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Condition 3, under planning application reference 2019/5154/P was previously discharged and approved by the London Borough of Camden on the 18th of March 2022 (ref. 2021/4963/P).

In light of the above, the following has been submitted online via the Planning Portal reference PP-11666234 to support this application:

- Completed Application Form;
- Covering Letter prepared by DP9 Ltd; and
- Planning drawings prepared by Townshend Landscape Architects.



The below tables identifies the drawings that are submitted under this application in which we are seeking to re-discharge the condition.

Drawing Title	Drawing Number	Revision no.
Landscape Key Plan	TOWN667.01(03)3000	11
Surface Finishes Plan Sheet 1	TOWN667.01(03)3001	10
Landscape Levels Plan Sheet 1	TOWN667.01(03)3003	09
Landscape Edge Plan 1	TOWN667.01(03)3005	10
Landscape Furniture Plan Sheet 1	TOWN667.01(03)3007	08
Landscape Key Plan	TOWN667.01(03)3009	04
Landscape Tree Planting plan	TOWN667.01(03)5010	06
Landscape Herbaceous Planting plan	TOWN667.01(03)5022	05
Landscape Bulb Planting Plan	TOWN667.01(03)5024	R06
Detail 3.33 Bench Type 16 Typical Details	TOWN667.01(03)6333	00
Detail 3.34 Bench Type 17 Typical Details	TOWN667.01(03)6334	00
Detail 3.35 Tree Pit Triton West Typical Detail	TOWN667.01(03)6335	00
Detail 3.36 Typical Details Moveable Planters	TOWN667.01(03)6336	01
Detail 3.37 Typical Details Moveable Planters	TOWN667.01(03)6337	01
S278 Landscape Surface Finishes Plan	TOWN667.1(03)4001	00
S278 Landscape Levels Plan	TOWN667.1(03)4002	01
S278 Existing Surface Finish Plan	TOWN667.1(03)4003	00
S278 Existing Levels Plan	TOWN667.1(03)4004	00
Detail 6.10 S278 Paving Pattern	TOWN667.1(03)6100	01

The requirements are necessary to allow vehicular access through to UKPRN to the existing substation located on site. On a teams' call with the London Borough of Camden, it was agreed that the strategy to submit new information in relation to the hard and soft landscaping details was to re-discharge condition 3. The drawings in relation to the s278 works show details which sit outside the red line planning application boundary. The Applicant is open to entering into a S278 agreement with the Council.

We trust that the application is in order and look forward to receiving your confirmation of receipt and registration. Should you require further information, please contact Archie Halls or Tom Horne of this office.

Yours faithfully,

DP9 Ltd