

David Fowler
London Borough of Camden
5 Pancras Square
London
N1C 4AG

16th December 2022

Dear Sir,

5-17 Haverstock Hill, London, NW3 2BP

Application for the Approval of Details Reserved by Condition's 4, 12 and 13 of Planning Permission 2016/3975/P

On behalf of our client, OD Camden Hotel Ltd, please find enclosed an application for the approval of details reserved by Condition's 4, 12 and 13 of planning permission ref: 2016/3975/P.

Background

Full planning permission was granted in October 2018 for the following development:

"Demolition of existing building and erection of a part-six, part-seven storey development comprising 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units) (Use Class C3) and retail (Use Class A1-A5) use at ground floor with associated cycle parking, amenity space, refuse and recycling store and associated works".

As confirmed by Lawful Development Certificate ref: 2021/3268/P granted on the 3rd March 2022, our client has implemented the above permission.

We seek to discharge condition's 4, 12 and 13 of planning permission ref: 2016/3975/P.

Condition 4 (Cycle Storage)

Condition 4 states:

"Before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences, details of secure and covered cycle storage area for 132 long stay and 4 short stay cycle parking spaces shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies."



Condition 12 (Refuse and Recycling Storage)

Condition 12 states:

"Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area."

Condition 13 (Refuse Stores and Cycle Stores)

Condition 13 states:

"Prior to occupation of the development full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Affordable Housing refuse store*
- b) Affordable Housing cycle store*
- c) Market units refuse stores*
- d) Market units cycle store*

The relevant part of the development shall then be carried out only in accordance with the approved details and samples.

Reason: To ensure the development provides adequate refuse and cycle parking facilities in accordance with the requirements of policies CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies."

To address the requirements of these conditions, detailed drawings of the refuse and cycle stores have been prepared and accompany this application.



If you have any queries regarding this request, please do not hesitate to contact me. We look forward to receiving acknowledgement of receipt of the request.

Yours sincerely



Nathan Barrett
Associate Director
CBRE Ltd | UK Development - Planning