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DWD

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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 32 (EMPLOYMENT AND TRAINING) AND CONDITION 34 (CONSTRUCTION MANAGEMENT PLAN (CMP))

We write on behalf of the London Borough of Camden Council ('Applicant'), to submit an application to partially discharge Condition 32 (Employment and Training) and Condition 34 (Construction Management Plan) 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 32 – Employment

In the Planning Permission (ref. 2021/3580/P), it states that Condition 32 requires:

- *“The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per section 68 of the Employment sites and business premises CPG;*
- *The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King’s Cross Construction Skills Centre for a period of 1 week before marketing more widely;*
- *The applicant should provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council’s King’s Cross Construction Skills Centre, as per section 70 of the Employment sites and business premises CPG.*
- *The applicant must recruit 1 construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per section 65 of the Employment sites and business premises CPG;*
- *If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 71 of the Employment sites and business premises CPG; and*
- *The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site”.*

To partially discharge Condition 32, in relation to the delivery of the 10 underbuilds units and associated works only, the following information has been submitted:

- Proposed Masterplan: Underbuilds delivery & Associated Works (drawing ref. X-702); and
- Social Value Employment and Training Plan (2023), prepared by Quinn London Ltd who has been appointed as the contractor to deliver the 10 underbuilds and associated works.

Condition 34 – Construction Management Plan

In the Planning Permission (ref. 2021/3580/P), it states that Condition 34 requires:

“Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority. The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.”

To particularly discharge Condition 34 in relation to the Underbuilds, the following information has been submitted:

- Proposed Masterplan: Underbuilds delivery & Associated Works (drawing ref. X-702);
- Construction Management Plan (2023), prepared by EAS Transport Planning, with input from Quinn London Ltd who has been appointed as the contractor to deliver the 10 underbuilds and associated works.
- Appendix A – X-010 Existing Site Plan
- Appendix B – Overview of construction plots
- Appendix C – Tybalds Regeneration Programme
- Appendix D – Vehicle Logistics
- Appendix E – Detailed vehicle site logistics
- Appendix IJK – Vehicle access and egress points
- Appendix M – Phase One Loading and Parking
- Appendix P – Local highway network plan
- Appendix Q – Transport Statement
- Appendix R – Noise and Vibration Assessment
- Appendix S – Asbestos Refurbishment Survey Report for Blemundsbury
- Appendix S – Refurbishment Survey for Falcon
- Appendix S – Refurbishment Survey for Richbell
- Appendix T – Cumulative Impact Area Central London Statement and Checklist
- Appendix U – Air Quality Assessment
- Appendix V – Construction Management Plan Consultation

The above plan, as well as a previous version of the plan, has also be issued directly to Jagdish Akhaja, CMP Coordinator in the Camden Planning Department. Initial feedback was provided by the Council on the first version of the plan that was issued in January 2023.

The information submitted with this application is to part discharge Condition 32 and 34. The part discharge relates to the delivery of the 10 underbuilds and associated works only. The submitted plans will be updated and submitted to the Council for approval, prior to the delivery of any further development consented under planning permission 2021/3580/P.

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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