

From: [Ellen Connolly](#)
To: [Justin Mills](#); [Jack Bligh](#)
Cc: [John Mulligan](#); [Thomas Brown](#); [Samuel Solomon](#); [Mark Fouweather](#); [Ioannis Dimas](#)
Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter
Date: 28 November 2025 10:02:54
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

OFFICIAL

Morning all,

Please see below from our planning team:

The council may ask for notification of when the BAPA has been entered into so that they know progress is being made and when details of the BAPA will be submitted to the council as, currently there is no timeframe. Therefore, I'd suggest the following:

All excavations/earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. No development shall commence within [XXXX] metres of the boundary with Network Rail land until the applicant has entered into a feasibility and design (BAPA) with Network Rail. The Local Planning Authority will be notified in writing within one month that the feasibility BAPA has commenced. A construction BAPA shall subsequently be entered into prior to the commencement of construction works within the same distance. The development shall thereafter be carried out strictly in accordance with the agreed BAPA details, which shall be submitted in writing to the Local Planning Authority within x months of the commencement of the construction BAPA.

Please remember this is only a suggestion and you can submit as it stands.

Network Rail will be consulted formally once submitted and can then draft the letter of support as requested.

Kind Regards,

Ellen Connolly
Asset Protection Scheme Interface Manager
Asset Protection- Eastern Region
Mobile: 07977552087
Email: Ellen.Connolly@networkrail.co.uk
Website: www.networkrail.co.uk



Asset Protection and
Optimisation (ASPRO)

From: Justin Mills <justin@contourplanning.com>
Sent: 24 November 2025 15:48
To: Ellen Connolly <Ellen.Connolly@networkrail.co.uk>; Jack Bligh <Jack.Bligh@xconstruct.co.uk>
Cc: John Mulligan <John@eclipticservices.co.uk>; Thomas Brown <Thomas.Brown@xconstruct.co.uk>; Samuel Solomon <sam@eclipticservices.co.uk>; Mark Fouweather <mark@ammro.co.uk>
Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter

Ellen

My understanding is that we are seeking to vary the condition rather than remove it (to ensure the Council still have some control over the timescale for construction works).

I note the initial comments provided by your planning team (in your email of 6th November), but it would be helpful if they or you could agree to the precise wording for an amended condition now (i.e. before we submit it), to help avoid delay once we have submitted it to the Council. Would the following be acceptable?:

All excavations/earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. No development shall commence within [XXXX] metres of the boundary with Network Rail land until the applicant has entered into a feasibility and design Basic Asset Protection Agreement (BAPA) with Network Rail. A construction BAPA shall subsequently be entered into prior to the commencement of construction works within the same distance. The development shall thereafter be carried out strictly in accordance with the agreed BAPA details, which shall be submitted in writing to the Local Planning Authority.

Please can you also confirm that, once we have submitted the variation of condition application to Council, NR will write to the Council confirming the amended wording is acceptable and, if the timings align, confirm the BAPAs have been agreed to NR's satisfaction, thereby fully discharging the amended condition.

Regards

Justin

Justin Mills
Director
07795 324649
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Forthcoming Holiday Commitments:
None

From: Ellen Connolly <Ellen.Connolly@networkrail.co.uk>
Sent: 24 November 2025 11:45
To: Jack Bligh <Jack.Bligh@xconstruct.co.uk>
Cc: John Mulligan <John@eclipticservices.co.uk>; Thomas Brown <Thomas.Brown@xconstruct.co.uk>; Justin Mills <justin@contourplanning.com>; Samuel Solomon <sam@eclipticservices.co.uk>; Mark Fouweather <mark@ammro.co.uk>
Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter

OFFICIAL

Hi Jack,

Thanks for the below.

This would be issued once you have submitted the application to remove the condition.

Kind Regards,

Ellen Connolly
Asset Protection Scheme Interface Manager
Asset Protection- Eastern Region
Mobile: 07977552087
Email: Ellen.Connolly@networkrail.co.uk
Website: www.networkrail.co.uk



Asset Protection and
Optimisation (ASPRO)

From: Jack Bligh <Jack.Bligh@xconstruct.co.uk>
Sent: 22 November 2025 10:55
To: Ellen Connolly <Ellen.Connolly@networkrail.co.uk>
Cc: John Mulligan <John@eclipticservices.co.uk>; Thomas Brown <Thomas.Brown@xconstruct.co.uk>; Justin Mills <justin@contourplanning.com>; Samuel Solomon <sam@eclipticservices.co.uk>; Mark Fouweather <mark@ammro.co.uk>
Subject: RE: 339988- London, The Mews, Redevelopment to provide 2x3 storey building- Initial Letter

Hi Ellen,

Hope you're well.

Checking in to see when we could expect to receive the supporting letter from yourselves?

Regards
Jack Bligh (BSc Hons)



Mobile – 07597 055 470

Email – jack.bligh@xconstruct.co.uk

HEAD OFFICE : The Epicentre, Haverhill Research Park, Enterprise Way, Haverhill, CB9 7LR

LONDON OFFICE : (2nd Floor) 7 Hertford Street, London, W1J 7RH

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From: Jack Bligh
Sent: 10 November 2025 10:55
To: 'Ellen Connolly' <Ellen.Connolly@networkrail.co.uk>
Cc: John Mulligan <John@eclipticservices.co.uk>; Thomas Brown <Thomas.Brown@xconstruct.co.uk>; Justin Mills <justin@contourplanning.com>; Samuel Solomon <sam@eclipticservices.co.uk>; Mark Fouweather <mark@ammro.co.uk>
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Morning Ellen,

Thanks for the email.

Could you please proceed with the support letter from yourselves, indicating the BAPA will address all of the issues originally raised by the condition.

We will continue to progress with the criteria listed below to satisfy the design and feasibility BAPA. This enabling a Construction BAPA to be entered into by either us, or another party at a later date.

We will request that the variation to the consent reflects the above.

Regards

Jack Bligh (BSc Hons)



Mobile – 07597 055 470

Email – jack.bligh@xconstruct.co.uk

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From: Ellen Connolly <Ellen.Connolly@networkrail.co.uk>

Sent: 06 November 2025 15:48

To: Jack Bligh <Jack.Bligh@xconstruct.co.uk>

Cc: John Mulligan <John@eclipticservices.co.uk>; Samuel Solomon <sam@eclipticservices.co.uk>; Mark Fouweather <mark@ammro.co.uk>

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OFFICIAL

Hi Jack,

Following our meeting last Friday, please see below for the response I have received from our planning team regarding the planning conditions:

‘My view is that if they want to remove the conditions they can apply for a variation to the consent to seek removal, the justification being that they have entered into a BAPA which addresses the points raised in the condition. As an alternative they can proceed with the BAPA and present the information ASPRO need to see to give the ok from our point of view, which will also be the same information needed to discharge the condition.

If need be we can put together a letter of support which will indicate that the BAPA will address all of the issues originally raised by the condition.’

I have also spoken to the property team regarding the scaffold license. They have said that the license is ready to be signed based on the information you previously provided and so shouldn’t delay anything.

Kind Regards,

Ellen Connolly

Asset Protection Scheme Interface Manager

Asset Protection- Eastern Region

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