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10 August 2023

Our Ref: 34984

Your Ref: 2021/3603/P

Dear Jaspreet,

**Discharge of Conditions 3(a), 3(c), 4, 5, 6, 7 and 8 pursuant to planning permission ref: 2021/3603/P at the site of 14-16 Leeke Street and 1-6 Field Street, London, WC1X 9HJ.**

On behalf of our client, CBRE Global Investors, please find enclosed an application for the Discharge of Condition 3(a), 3(c), 4, 5 and 7 of planning permission ref: 2021/3603/P.

The full description of development is as follows:

*“Extension at first floor level to provide additional office floorspace (Use Class E(c)) floorspace, and extension with terrace at third floor level to provide two additional residential units(Use Class C3) plus rooftop plant and elevation alterations including replacement of metal cladding with brickwork.”*

**Condition 3(a) and 3(c)** relate to the following:

*“Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:*

- a) Details of all including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external door entrances and gates;*
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).*

*The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.*

*REASON: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.”*

In support of this condition, please find enclosed the following documents:

**For 3(a):**

- 1878-SK-073, Field Street Windows - Detailed Elevation;
- 1878-SK-074, Railway Terrace Windows - Detailed Elevation;
- 1878-SK-075, Leeke Street Commercial Frontage - Detailed Elevation;
- 1878-SK-076, 2nd & 3rd Floor Field Street Windows - Detailed Elevation;
- 1878-SK-077, First Floor Leeke Street Windows - Detailed Elevation;
- 1878-SK-078, Leeke Street Residential Frontage - Detailed Elevation; and,
- 1878-SK-079, Field Street - Commercial back of house entrance.

**For 3(c):**

- 1878-SK-085 – Zinc Cladding Sample

**Condition 4** relates to the following:

*“Before the brickwork is commenced, a sample panel (1m x 1m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.*

*REASON: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.”*

In support of this application, please find enclosed the following document:

- 1878:SK-080, Brickwork simple panel.

**Condition 5** relates to the following:

*“A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on third floor facing east elevation and shall be erected on the east side of the second floor terrace for flat No.23, prior to commencement of use of the roof terrace and shall be permanently retained.*

*REASON: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.”*

In support of this application, please find enclosed the following document:

- 1878-SK-069, Details of terrace privacy screen to Flat 23.

**Condition 6** relates to the following:

*“Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”*

*REASON: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.*

In support of this application, please find enclosed the following document:

- *The Joint, 1-6 Field Street – Solar PV Sol Simulation*

**Condition 7** relates to the following:

*“The approved cycle storage facilities to cater for:*

- *13 Long - stay spaces, including 1 non-standard cycle space (office)*
- *4 Long - stay spaces, including 1 non-standard cycle space (residential)*

*The approved facilities shall thereafter be provided in their entirety prior to the first occupation of the building, and permanently retained for their designated purposes thereafter.*

*REASON: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.”*

In support of this application, please find enclosed the following documents:

- *1878-SK-070, Detail plan for the commercial cycle store area.*
- *1878-SK-071, Detail plan for the residential cycle store area.*

**Condition 8** relates to the following:

*“Units 33 and 34, as indicated on plan (No.1878-D01-13 P4) hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (1), and two of the existing units should be ungraded in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.*

*REASON: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.”*

In support of this application, please find enclosed the following:

- *1878-G3-102, Schematic Flood Plan – Proposed – Second Floor Plan; and*
- *Emails to Cook Brown Building Control.*

The submission of these details seek the Council’s views on the compliance of Flats 23 and 24 with Part M4(2) ahead of full discharge of Condition 8.

The application fee of £116 plus the £64 Planning Portal service charge has been paid via BACS transfer.

I trust that the information submitted in support of this application is sufficient for the determination of the application and I look forward to receiving confirmation that the application has been validated in due course. If in the meantime you have any queries, then please do not hesitate to contact me.

Yours sincerely

Nexus Planning

**Ian Keith**

Senior Planner

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