

London Borough of Camden
Development Management
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 9JE

Date: 29 August 2023

Our ref: 60656/01/NG/JWo/26892243v1

Dear Ms Dorbeck

The Hoo, 17 Lyndhurst Gardens, London NW3 5NU

Discharge of Condition 4 attached to listed building consent 2019/6305/L

On behalf of our client, Jaga Developments (London) Ltd, please find enclosed an application, (submitted via the Planning Portal, Ref: PP-12390411), for approval of details under Condition 4 attached to listed building consent 2019/6305/L.

Condition 4

Condition 4 states:

“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 before the relevant part of the work is begun:

- a 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) or via high-resolution email photographs if site viewing is not possible). Samples of materials to be provided at a suitable size (eg. 1x1m);*
- b Typical details of new railings (including infills to existing railings) at a scale of 1:10, including materials, finish and method of fixing.*
- c Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.*
- d Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.*
- e Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.*

- f Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with historic fabric.*
- g Detailed drawings of glass link structure showing joins with historic building at a scale of 1:20 or 1:50.*

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.”

The following drawings and information have been prepared by Bowker Sadler Architects:

- To address part a), the following sample materials will be available on site:
 - Brick: Supplied by Lambs Bricks, Handmade Rubber Range Multi Facings, Light/Medium Multi Facings, Co1/o2, Colour: Light/Medium Orange/Red.
 - Glass Facades to Link Building: Supplied by IQ Glass, Frameless silicon jointed glazing, Colour: Swiss black, double glazed units comprise: TGH Antisun Grey (outer layer), RTGH Neutral LowE (inner layer). 16mm cavity. Thickness of glass varies and depends on structural requirements at individual locations.
 - Cladding, Principally to The Annexe. Supplied by VM Zinc VM Zinc Plus Standing seams with flat lock joints. Colour: Pigmento Red.
 - Aluminium Windows Frames to The Annexe. Supplied by Smart Architectural Aluminium, Alitherm Heritage Windows, comprising: W20015 Outer Frame, W20025 Vent, W20035 Mullion/Transom ETC457 Head. Colour: Vulcan Black ref SEN 014
- To address part b):
 - Drawing 19013-1170 Rev A- Lodge: Refurbished Handrail to Second Floor Terrace.
- To address part c):
 - Drawing 19013-1517- Main House and Lodge Door Details.
 - Drawing 19013-1515- Internal Door Elevations - Main House & Lodge.
 - Drawing 19013-1510- Typical Door Details.
- To address parts d) and e):
 - Drawing 19013-1590 Rev A- Main House and Lodge Window Details: Sheet 1 New Timber Windows.
 - Drawing 19013-1591 Rev A- Main House and Lodge Window Details: Sheet 2 New Replacement Windows with Metal Casements.
 - Drawing 19013-1592 Rev A- Main House and Lodge Window Details: Sheet 3 Section Through New Timber Window.
- To address part f):
 - Drawings showing service runs for above ground drainage including drawing 5243-SP-LO-00-DR-P-410-To2, 5243-SP-LO-01-DR-P-410-To2, 5243-SP-LO-02-DR-P-410-To2, 5243-SP-LO-

RF-DR-P-410-To2, 5243-SP-MH-00-DR-P-410-To2, 5243-SP-MH-01-DR-P-410-To2 and 5243-SP-MH-RF-DR-P-410-To2.

- Drawings showing mechanical service runs including drawings 5243-SP-LO-ZZ-DR-Z-400-To2, 5243-SP-MH-00-DR-Z-400-To2, 5243-SP-MH-LG-DR-Z-400-To2, 5243-SP-MH-RF-DR-Z-400-To2.
- Drawings showing sprinkler service runs including drawings TFS-RS-10057-oL002 A06, TFS-RS-10057-oL012 A06 and TFS-RS-10057-oL022 A06.
- To address part g):
 - Drawing 19013-1131 Rev A- Link: Lower Ground Layout as Proposed.
 - Drawing 19013-1132 Rev A- Link: Ground Floor Layout as Proposed.
 - Drawing 19013-1133 Rev A- Link: First Floor Layout as Proposed.
 - Drawing 19013-1134 Rev A- Link: Second Floor Layout as Proposed.
 - Drawing 19013-1161 Rev A- Link: Section AA as Proposed.
 - Drawing 19013-1162 Rev A- Link: Section BB as Proposed.
 - Drawing 19013-1165 Rev A- Link: Section EE as Proposed.
 - Drawing 19013-1167 Rev A- Link: Section GG as Proposed.

We trust you have sufficient information to discharge Condition 4. However, if you require further information, please do not hesitate to contact me or my colleague Neil Goldsmith.

Yours sincerely



Jennifer Woods

Associate Director

MTCP MRTPI