

17 January 2024
Delivered via Planning Portal (PP-12738985)

Josh Lawlor
Camden Council
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Josh,

CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE

CONDITION DISCHARGE APPLICATION (REF. 2022/2855/P) – CONDITION 9 (DETAILED DRAWINGS / SAMPLES PLOTS 5 AND 6)

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: “the Applicant”), please find enclosed an application for the full discharge of Condition 9 of Planning Permission ref. 2022/2855/P (dated 24 November 2022) for the following proposed development:

“Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.”

The submission covers the following condition(s):

Condition 9

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

Brownlow Yard
12 Roger Street
London
WC1N 2JU

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details."

In accordance with the requirements of Condition 9, a Finishes/Materials Schedule and Window Details have been prepared by Levitt Bernstein. The submitted report provides a comprehensive overview of the materials that will be used for all facing materials for the façade, roof materiality, balcony and terraces, windows, and external doors. Where relevant, materials have been evidenced by images, and descriptions have been provided including information of the colour of each material. Each material is presented on the following plans, elevations and sections, all scaled at an appropriate level as to show the requisite level of detail.

Regarding windows, each type of window has been defined and evidenced through a separate table, as well as supporting technical drawings and technical specification. The report also provides a full set of supporting plans, elevations and sections which show the location of each material and its proposed installation; therefore it presents the final proposed external appearance of all components of Plots 5 and 6.

To confirm, sample panels of facing materials are available on-site where they can be viewed by the Local Planning Authority ahead of determination.

It is therefore considered the details are sufficient to fully discharge Condition 9.

Submission

I hereby provide the following as part of the application:

- Application Form;
- Planning Condition 9 Report (includes Finishes/Materials Schedule and Window details), prepared by Levitt Bernstein.

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson at this office.

Yours sincerely,

Jordan Bishop
Assistant Planner

Turley

