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26 January 2024

Our Ref: 34984

Your Ref: 2021/3603/P

Dear Kristina,

**Discharge of Conditions 4 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, PPF Real Estate Nominee 1 and PPF Real Estate Nominee 2 c/o CBRE Investment Management, please find enclosed an application for the full discharge of Conditions 4 and 8 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 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.”*

Condition 4 requires a sample of brickwork demonstrating colour, texture, bond and pointing to be provided on site. An initial sample was viewed on site, following which officers requested that the glazed bricks were replaced with a randomised arrangement of the other bricks in the sample, which have a more matte and rusticated appearance to simplify the material palette. The applicant agreed to this change and officers have reviewed the updated sample and confirmed that the amended brick arrangement is acceptable. Feedback was also provided regarding the mortar colour and further testing was undertaken to secure a mortar colour that better complemented the paler bricks. As such, Condition 4 was only part-discharged until the mortar colour was agreed with officers via a further sample panel.

A further sample panel was provided on site and a photo emailed to you to show the amended mortar. You have helpfully confirmed by return email that the mortar is now acceptable, and that you are happy to discharge the condition

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without inspecting the updated panel on site. Please see photo below of sample panel with finalised brickwork and mortar arrangement for approval:



Accordingly, we trust that Condition 4 can now be fully discharged.

**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.”*

You may recall Condition 8 was previously part-discharged in error. The wording of Condition 8 sets out that the 2no new units (Units 33 and 34) will qualify as M4(1) units in exchange for 2no. other existing units elsewhere being upgraded to M4(2), whereas the Decision Notice part-discharging the Condition 8 incorrectly suggested that Units 33 and 34 were now to be M4(2), plus two of the existing units elsewhere. You have confirmed that this was a mistake and that the wording will be updated under this application. Please ensure that this decision notice is processed with the correct wording and Condition 8 is now fully discharged.

### Conclusion

The application fee of £145 plus the £64 Planning Portal service charge has been paid online via Planning Portal.

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.

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Yours sincerely

A handwritten signature in black ink that reads "Nexus Planning". The signature is written in a cursive, slightly slanted style.

**Ian Keith**

Senior Planner

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