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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Refurbishment of the existing building, new cladding, three storey rear extension and rear winter gardens, and two-storey extension above with front and rear balconies, cycle storage in undercroft storage, new planters, all to provide a total of five self-contained flats.

Reference number

2022/1549/P

Date of decision (date must be pre-application submission)

29/03/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 4

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

06/06/2023

Has the development been completed?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

1. Cover Letter

2. Photographs:

5no. 150mmx150mm Recycled Brick GRC colour samples showing the 5 colours that will be used in the façade (File name: "155DR_PC4_GRC Colour Samples")

1mx1m Recycled Brick GRC façade mock-up (File name: "155DR_PC4_GRC Mockup" and "155DR_PC4_GRC Mockup Closeup")

3 Physical Samples:

5no. 150mmx150mm Recycled Brick GRC colour samples showing the 5 colours that will be used in the façade

1mx1m Recycled Brick GRC façade mock-up can be provided on site upon request, however, hopefully the smaller samples will suffice. A visit to our office where the mock-up is stored can also be arranged. Please let us know how you would like to handle this.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

2021/4627/PRE

Date (must be pre-application submission)

14/01/2022

Details of the pre-application advice received

In regards to condition 7:
-In terms of heating, if the proposal would include Air Source Heat Pumps, these should be clearly annotated on the plans. LETI guides or Retrofit and Climate Emergency are quite helpful in this regard.
-Based on previous assessments presented to us, we found that the levels of Air pollution NO2 (Nitrogen Dioxide) and PM10, PM2.5 (Particulate Matter) was very high and therefore mechanical ventilation with air inlet ideally from the roof was required, and windows fixed shut at 1st and 2nd floor levels, front and rear, and winter gardens not balconies to the rear. You would need to undertake a new Air quality assessment to demonstrate if these assumptions are still valid.

In regards to condition 8:
-Based on previous assessments presented to us, we found that the levels of Air pollution NO2 (Nitrogen Dioxide) and PM10, PM2.5 (Particulate Matter) was very high and therefore mechanical ventilation with air inlet ideally from the roof was required, and windows fixed shut at 1st and 2nd floor levels, front and rear, and winter gardens not balconies to the rear. You would need to undertake a new Air quality assessment to demonstrate if these assumptions are still valid.

In regards to condition 12:
-In terms of security, given the existing undercroft, careful consideration is required in relation to the proposed lift doors and cycle facilities storage.
-Crime officers advised that the lift door should be SR2 security rated leading into the lift lobby with destination control with key fob activation. Importantly, the lift should be come active only when the lift lobby door is closed.
-You should consider data login on all access points, which would provide a digital log for the management company and notify when someone came in.
-You need to consider where the mailbox could sit securely within the building or outside to reduce the need for the postman to enter the block every time, as this would reduce the security rate for the building.
-A lighting strategy should be provided for the undercroft area and measures taken to make the space more inviting.
-You are advised to acquire a Secure by Design Accreditation for residential development.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Cameron Overy

Date

04/03/2024