

David Fowler
Planning and Building Control Customer Service Team
London Borough of Camden
5 Pancras Square
London
N1C 4AG

CBRE

CBRE, Inc.
Henrietta House
Henrietta Place
London W1G 0NB

www.cbre.com

23 February 2024

Dear Sir/Madam,

ABBEY ROAD PHASE 3, LONDON, NW6 4DX

**APPLICATION TO DISCHARGE CONDITION 3 PART B PURSUANT TO
PLANNING PERMISSION REFERENCE 2022/2542/P DATED 3 MARCH 2023**

On behalf of our client London Borough of Camden, please find enclosed an application for the approval of details of Condition 3 for planning application 2022/2542/P, permitted 3rd March 2023 for Abbey Road Phase 3, London, NW6 4DX.

The 3rd March 2023 (2022/2542/P) permission is for the following development:

"Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works."

Please see below for details of Condition 3. This applications seeks partial discharge, this is detailed fully below.

Condition 3

Condition 3 of this permission requires the following:

Detailed drawings/samples

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, head and cill, of all external new window and door openings.*
- b) *Samples and manufacturer's details of all new facing materials including glazing, bricks, window frames and handrails.*
- c) *A sample panel of all brickwork shall 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 panel must be constructed at 1:1 scale and be no less than 1m² in size demonstrate the proposed colour, texture, mortar and bond of the brickwork.*
- d) *1:20 scale drawings of the detailed bay window studies. The relevant part of the works shall then be carried in accordance with the approved details.*

This condition was partially discharged on 23rd January 2024 (Ref: 2023/4096/P) . This covered parts A, C and D and partial discharge of Part B. the remaining elements for Part B, include the manufacturers details for louvres, steel door systems, commercial entrance doors, commercial windows soffits, and metal balustrades. Given that the trigger for this condition is 'prior to the relevant work is begun', these details can be provided at a later date, as long as they are



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provided prior to the installation of such identified details, whilst being compliant with the condition. The following documentation has been submitted to provide these details:

Ref.	Deliverable	Drawing Number	Author
1	Application Form	N/A	CBRE Ltd
2	External Finishes Schedule – Block ABC	ARP3- PTE- ZZ-ZZ-SH-A-05301 P3	Pollard Thomas Edwards
3	Manufacturers Specification for all window types	ARP3- NOR- ZZ-ZZ-DR-X-31100 C01 ARP3- NOR- ZZ-ZZ-DR-X-31101 C01 ARP3- NOR- ZZ-ZZ-DR-X-31102 C01 ARP3- NOR- ZZ-ZZ-DR-X-31103 C01 ARP3- NOR- ZZ-ZZ-DR-X-31104 C01 ARP3- NOR- ZZ-ZZ-DR-X-31105 C01 ARP3- NOR- ZZ-ZZ-DR-X-31106 C01 ARP3- NOR- ZZ-ZZ-DR-X-31107 C01 ARP3- NOR- ZZ-ZZ-DR-X-31108 C01 ARP3- NOR- ZZ-ZZ-DR-X-31109 C01 ARP3- NOR- ZZ-ZZ-DR-X-31110 C01 ARP3- NOR- ZZ-ZZ-DR-X-31111 P01 ARP3- NOR- ZZ-ZZ-DR-X-31114 C01 ARP3- NOR- ZZ-ZZ-DR-X-31116 C02 ARP3- NOR- ZZ-ZZ-DR-X-31117 C02 ARP3- NOR- ZZ-ZZ-DR-X-31118 C02 ARP3- NOR- ZZ-ZZ-DR-X-31200 C01 ARP3- NOR- ZZ-ZZ-DR-X-31201 C01 ARP3- NOR- ZZ-ZZ-DR-X-31202 C01_0 ARP3- NOR- ZZ-ZZ-DR-X-31203 C01_0 ARP3- NOR- ZZ-ZZ-DR-X-31207 C01	NorDan

Summary

In summary, this application seeks to discharge Condition 3. Part B.

The fee in connection with the application for planning permission of £116.00 (as well as the £64.00 service charge) has been paid online via the Planning Portal.

In view of the above and enclosed we trust that this can now be discharged, however, should you require clarification of any element or any additional information then please do not hesitate to contact me.

We look forward to receiving acknowledgement of receipt of the application.

Yours faithfully



SARAH PATERSON
ASSISTANT PLANNER