

10 April 2024

Development Management
London Borough of Camden
Town Hall, Judd Street
London, WC1H 9JE

Jourdan Alexander
E: Jourdan.alexander@savills.com
DL: +44 7977146954

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

**Ames House, 26 Netherhall Gardens
Planning Reference. 2022/4886/P, dated 19/07/2023**

Dear Camden Planning

On behalf of our client, this application has been submitted in order to discharge the following condition(s):

Condition 4:

Before the relevant part of the work is begun, 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:

- a) Details including elevations and sections at 1:20 and materials and finishes of all windows (including jambs, heads, cills, mid-rails and glazing beads), external doors and gates;*
- b) Details of new balustrades to front steps and rear balcony at a scale of 1:20 including materials and finish.*
- c) Details of new external rear staircases at a scale of 1:20 including materials and finish.*
- d) Details of the replacement front steps at a scale of 1:20 including facing materials and finish (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) with a sample panel of not less than 1m by 1m demonstrating, the proposed colour, texture, face-bond and pointing of brickwork.*

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.

Application Documents

The application has been submitted online via the Planning Portal and comprises the following:

- Application Form
- Cover Letter
- Windows and Doors – Detailed Drawings
- Typical Windows – Detailed Drawings
- Appendix A - Materials and Finish by TG Studio
- Detailed Drawings Rev 4 (staircases, balcony and gates) by TG Studio
- Photograph of Existing Front Staircase

Assessment

This submission follows a previous submission (ref: 2023/4231/P) that was refused Nov 2023. The applicant has updated the previously submitted documents where necessary to overcome the refusal reasons.

The condition is comprised of 4 parts: a) Windows, external doors and gates; b) Balustrades; c) External staircase, and; d) Replacement front steps. We take each part in turn.

Condition 4 – Part A:

In the Officer Report the following is stated:

"The Council's Conservation Officer raised concerns with the initial designs for the gates, which were considered out of keeping with the character of the host building street scene and wider Conservation Area. It is accepted that the revised and additional information provided by the applicant would be sufficient to meet the requirements relating to external doors and gates"

The external doors and gates now submitted are the same as that previously submitted (in the revised documents), and these were considered acceptable by Officers. It therefore stands to reason that the Gates and Doors as submitted are acceptable.

In terms of windows, the design officer appears to have taken issue with the applicant submitting detailed drawings of all the windows to be replaced along with a further detailed set that categorises the window details into different types, i.e. Typical Timber casement Window and Typical Timber Sash Window with Historic Glass. The refusal reason was written as follows: *"the lack of full window detailing is considered to be insufficient to enable discharge of part a)"*

In response, this reason for refusal is entirely unreasonable, the drawings supplied show all window types for the scheme and the typical window drawing set further amplifies these details. The detailed drawings supplied fully meets the purpose of the condition, which is to demonstrate that the proposals will safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Local Plan 2017. No further drawings are needed given they are fully captured within the drawing sets supplied and for all windows (and parts of the windows) it is clear what will be installed.

Condition 4 – Part B:

In the Officer Report the following is stated: *"the revised information provided by the applicant is considered broadly acceptable to discharge part b)."*

The balustrades now submitted are the same as that previously submitted (in the revised documents), and these were considered acceptable by Officers. It therefore stands to reason that the balustrades as submitted are acceptable.

Condition 4 – Part C:

In the Officer Report the Officer raised an objection due to the proposed use of brick slip and stretcher bond. It then states a suitable traditional brick with a Flemish bond is considered more appropriate. The applicant now proposes to use traditional solid brick and Flemish bond, which is annotated on the drawings. Therefore the details now supplied are considered acceptable.

Condition 4 – Part D:

The Officer made an objection based on the proposed coping being too thin. In response, the coping thickness proposed closely matches the diameter of the existing coping. To assist the design officer we include a photograph of the existing staircase to help make this apparent.

Summary

The details supplied fully meet the requirements of the planning condition.

The proposals will safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Please feel free to contact me if you have any queries or would like to discuss the application.

Yours sincerely

A handwritten signature in black ink that reads "Jourdan Alexander". The signature is written in a cursive, flowing style.

Jourdan Alexander