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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. 2023/0207/P, dated 29/11/2023**

Dear Camden Planning

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

Condition 4:

Detailed drawings / samples of materials.

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 sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;*
- b) Manufacturer's specification details of all facing materials including windows and door frames and roof tiles (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.*
- c) Typical details of new railings at a scale of 1:10 including materials and finish.*

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.

Condition 6

Brickwork

Before the brickwork is commenced, a sample panel (1m by 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Condition 10:

Green roof

Prior to commencement of the relevant part, full details in respect of the living roof above the cycle store shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used*
- iii. full details of planting species and density*

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Condition 11

Cycle store

Prior to occupation of the development hereby approved, details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Application Documents

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

- Application Form
- Cover Letter
- Elevation Drawings
- Bike Storage Drawings
- Bike Storage Green Roof Details
- Balustrade Drawings
- Door Drawings
- Window EPD Document

I look forward to receiving prompt confirmation that the application has been validated.

Please feel free to contact me if you have any queries or would like to discuss the application. Do please let me know should you wish to make an appointment to view the brickwork.

Yours sincerely



Jourdan Alexander