

Camden Council
Town Hall,
Judd Street,
London,
WC1H 9JE

24th July 2024

Parsifal House, 521 Finchley Road, NW3 7BT

Approval of details reserved by Condition 7 (Brickwork sample), Condition 10 (Motion sensor lighting strategy) and Condition 12 (Carbon reduction) pursuant to planning permission dated 13/10/2021 ref: 2019/5709/P

Dear Sir / Madam,

This statement has been prepared to accompany an 'Approval of details reserved by a condition' application for the discharging of three planning conditions.

Condition 7

Before the brickwork is commenced, photos of a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided 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 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Approach

Images have been provided to demonstrate the use of the Olde Cheshire red multi stock brick by Wienerberger.

The brick type has been carefully selected to comply with guidance set out in Policy D1 of the Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Condition 10

Prior to the occupation of the development details of a motion sensor lighting strategy for the south-western side of the house and between the garages to the rear shall be submitted to and approved by the local planning authority in writing. The lighting strategy should be installed in accordance with the approved details and permanently retained as such.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies D1 and C5 of the London Borough of Camden Local Plan 2017.

Approach

An annotated drawing has been provided demonstrating the motion sensor lighting strategy along with datasheets of the chosen lighting products. The lighting has been carefully designed to prevent impact upon neighbours and wildlife whilst also providing necessary light for emergency and security purposes. In line with Policies A1 and A3 of the Camden local plan 2017.

Condition 12

Prior to works taking place on site, details shall be submitted and approved by the local planning authority demonstrating that the development achieves a minimum carbon reduction of 19% through the application of the energy hierarchy.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policies C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

Approach

An energy and sustainability statement has been prepared by JMDC services Ltd to demonstrate how the proposal will meet the Sustainability, Energy and Carbon Emission targets identified in Camden's Planning policies. In particular, Policy CC1 Climate and Mitigation.

We trust this is sufficient information to discharge the conditions listed above.
If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Mantas Gaigalas
Architect