



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Via Planning Portal (PP-13504484)

October 2024

Dear Sir/Madam,

Re: Vernon House and Sicilian House 23 Sicilian Avenue and 21 Southampton Row London WC1A 2QS | Part discharge of Condition 4 attached to Listed Building Consent ref. 2022/3985/L

On behalf of our client, please find enclosed an application for the part discharge of Condition 4 pursuant to Listed Building Consent application red 2022/3985/L.

In addition to this covering letter, the submission comprises the following documents:

- a) Application form signed and dated;
- b) Site location plan;
- c) Vernon & Sicilian the Proposed South West Context Elevation;
- d) Advice on Welsh Slate Issues and Feasibility;
- e) Internal Door Details;
- f) Painting the Shop fronts; and
- g) Images of proposed reclaimed slate materials

Background

On 18th of October 2023, Listed Building Consent was granted for External alterations including installation of new condenser plant area to the rear of the building at lower ground floor level, installation of new plant and solar panels on the roofs of all buildings, erection of new stair core extension on the roof, extension to mansard roof on the north west part of the building, replacement shopfronts, installation of new curved entrance sliding doors with canopy and timber panelling at first floor level on Southampton Row, new external doors to office entrances fronting onto Sicilian Avenue, installation of new external metal stair, replacement of windows at lower ground floor level on the rear elevation of no. 21, amalgamation of 3 retail units to 2 enlarged single units in Vernon and Sicilian House, creation of cycle spaces and changing facilities in basement of no. 21 and associated internal works including removal of masonry walls and new structural openings and removal of timber stairs between basement and ground floor levels of no. 21, removal of ground floor stairs in Vernon and Sicilian House, replacement external metal stairs, new lifts and doors.

Condition 4: Detailed drawings or samples of materials

This application aims to discharge parts of Condition 4 of Listed Building Consent for application 2022/3985/L. The condition is outlined below, with details provided to support its discharge and references to the enclosed documents.

Specifically, the application address's part **a**, **b**, **c** and **g** of Condition 4.

4 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings including jambs, head and cill of all new external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings of typical details for new internal doors at a scale of 1:10.

c) Plan, elevation and section drawings of all new windows (including secondary glazing) at a scale of 1:10 with typical glazing bar details at 1:1.

g) Samples and/or manufacturer details of new facing materials including new roof tiles, new canopy and lift shaft (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

All relevant details to discharge part a, b, c and g of Condition 4 are provided within the supporting documents.

The new replacement slate to discharge part g of Condition 4 is reclaimed Welsh slate, which can be seen in the photos included within the supporting documents.



Conclusion

We look forward to receiving confirmation in writing that the application has been validated and the details are found acceptable to discharge part Condition 4 of Listed Building Consent application reference 2022/3985/L.

Yours sincerely,

Ella Payne

Assistant Planner