

## Approval of Details application

Relating to application 2024/2600/L at 23 Delancey Street, London, NW1 7NP

### Application Summary:

I write on behalf of our clients. This statement outlines the contents of the information submitted to discharge conditions relevant to the decision notice for 2024/2600/L 'Erection of two storey rear extension with green roof, alterations to front lightwell including railing and new access stairs, PV panels to roof, works to rear garden, alterations to front door, windows and roof, alterations to internal non-original fabric.'

We propose to discharge the following condition:

### Condition 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:*

#### 4.1

##### LIGHTWELL STAIRCASE

*Details of new front lightwell staircase and materiality at a scale of 1:25, including materials, finish and method of fixing.*

#### 4.2

##### JOINERY

*Plan, elevation and section drawings at a scale of 1:10 with glazing bar details at a scale of 1:1 of all new window and door joinery units (internal and external) – including glazing bars, opening mechanisms, architraves, cills and materials.*

*All joinery units located in the bulk of the host building (windows and internal doors) are to be timber framed, traditionally detailed, and with slimline double glazing only where approved. New joinery located in the bulk of the new rear extension is to be slim-profiled crittal style with associated glazing bar divisions.*

#### 4.3

##### BRICKWORK

*a) Before work begins, the proposed manufacturer's specification details and samples of all facing materials (brickwork for rear extensions), are to be submitted to the Local Planning Authority to be approved in writing with the Local Planning Authority*

*b) A sample panel of the approved facing brickwork demonstrating the proposed face-bond and pointing (joint dimensions, mortar mix, profile and finish) shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and 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.*

#### 4.4

##### PAVING

*Samples of all proposed new paving and hard landscaping materials to be provided. Specifically the York stone cladding for the front steps with associated detail drawings at a scale of 1:10 showing nosing.*

#### 4.5

##### SOLAR

*Specifications, dimensions, and attachment details of the proposed solar array are to be provided. Plans should demonstrate that the applied angle that will not be visible from the public realm on Delancey Street or Albert Street.*

#### 4.6

##### LIGHTING

*Reflected ceiling plans showing the position of any new light fittings are to be provided. No consent is approved for the provision of recessed downlighters into historic lath and plaster ceilings or primary rooms or hallways.*

*Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.*

These items will be addressed one by one below (numbering above is our own).

#### **4.1 Lightwell staircase**

Drawing 546-201 Front lightwell and steps is included detailing the design of the front lightwell staircase, along with example imagery from the proposed supplier

#### **4.2 Joinery**

Drawing 546-202 New sash windows is included detailing the design of the front lightwell and top floor dormer windows; double sash windows in timber with slimline double glazing. These are the only new windows to the existing / original building, and will be fitted to the existing opening with existing cill retained.

Drawing 546-203 Timber doors is included detailing the design of the typical traditional replacement / new internal doors as shown on the upper floors and lower ground only (as door are being repaired in the main). This drawing also includes the front lightwell door replacement, in a traditional style and to match that at No.21 Delancey Street.

Note: This the above are shown at 1:20 / 1:2 scale for ease on a sheet of A3, but if printed at A1 would be 1:10 / 1:1 as requested.

The windows and doors to the new lower and upper ground extension are detailed in the package from Bespoke Glazing: Rear extension aluminium doors - design drawings. This comprises a full set of detailed drawings of the approved sliding door sets (one above the other), and hinged garden side door. Details of the glazing bar divisions to the upper window are shown to the right of page 3. This is a modern thermally broken system and will be finished in matt black.

#### **4.3 Brickwork**

We discussed brickwork sample during the approval of the proposed conditions as part of the application correspondence. As this is to be reclaimed London Stock we will not have a supplier until nearer the start of the project, so a site visit to inspect can be arranged then.

#### **4.4 Paving**

Drawing 546-201 Front lightwell and steps is included detailing the design of the front ground floor steps, along with a bullnose detail. This will be a beige York stone from a reputable supplier – and will match No.21 Delancey Street. There is little variation with York Stone but again a sample can be viewed on site nearer the time when a supply / fitter has been procured.

To the rear garden, we are re-using the existing paving slabs in the main so no sample should be needed.

The lightwell will be tiled with Dijon Tumbled Outdoor Limestone from Mandarin Stone:  
<https://www.mandarinstone.com/product/dijon-tumbled-outdoor-limestone/>  
600 x 400mm slabs



#### **4.5 Solar**

The solar panel array will comprise 4no. LONGI solar panels (LR5-54HTB 435M), 1.74kWp fixed with Van Der Valk Solarfix points. A spec sheet for the panels and the fixings is included as part of this submission.

Assessing the views from the public realm is not simple. Drawing [546-106 A Roof plan](#) shows the solar panels in plan with the specs now called out. [Drawing 546-109 B Section AA](#) proposed shows the panels in section with sightlines drawn from the furthest point they might be a direct view of the roof from street level (taken at eye height, 1.5m). These sightline are shown on an updated location plan [Drawing 546-200 A Location Plan](#), which can then be read in conjunction with [Drawing 546-115 PV Panel Assessment](#) showing that the panels will sit below these long sightlines.

The sightlines only need be taken north and south along Albert Street, as there are no views onto the roof from along Delancey Street as the chimney stacks obscure from the flank sides. Likewise the buildings at 38 Delancey Street and 88 Albert Street obscure the roof from Albert St itself, which is where the worst case sightline distances at 67m (north) and 90m (south) have been drawn. There are trees to the south in any case obscuring the view, but we have also considered the condition in the winter when there are no leaves.

This results in angling the PV Panels at 6 and 9 degrees front and back respectively. They would be much more efficient at circa 20 degrees pitch. So if there is any leniency on this it would be helpful to ensure greater efficiency, for frankly minimal-to-no harm from the public realm.

#### **4.6 Lighting**

Please see revised set of floor plans:

[Drawing 546-101 B Lower Ground Proposed](#)

[Drawing 546-102 B Upper Ground Proposed](#)

[Drawing 546-103 B First Floor Proposed](#)

[Drawing 546-104 A Second Floor Proposed](#)

[Drawing 546-105 A Third Floor Proposed](#)

These now show proposed (and replacement existing) light fitting positions. Note that these are all surface mounted to the original parts of the building, including the upper floors. The only recessed fittings proposed are the new extension.

However, as ceiling heights on the lower ground floor are very low, ONLY IF the ceiling is not lathe and plaster, surface mounted downlights will be recessed where preferred. We are showing surface mounted on the non-original ceilings to the second and third floor presently (as this might also not be an obligation) by way of mitigation for those areas of lower ceiling height below.

We hope that we have provided all that you require but should you have any questions or require clarification on any matter please do not hesitate to contact us, preferably by email (ed@atelierwest.co.uk).