



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Joanne Clark
Regeneration and Planning
London Borough of Camden,
5 St Pancras Square,
London
N1C 4AG

13th March 2025

Ref: MM/WC/KH – 23/450
VIA PLANNING PORTAL

Dear Joanne,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 (DETAILS, MATERIALS AND SAMPLES) TO PLANNING PERMISSION 2020/3737/P

We have been instructed by our client, London Borough of Camden c/o Morgan Sindall Construction Ltd. ('the Applicant'), to submit an approval of details (AOD) application to discharge Condition 3 attached to planning permission 2020/3737/P at Camden Road Hostel, 248-250 Camden Road, London, NW1 9HE ('the Site').

Planning permission was granted on 11 May 2021 under reference 2020/3737/P for the following development:

'Redevelopment of the site to include demolition of existing hostel building and the erection of a new 4-6 storey plus basement hostel building (sui generis use) with external stairwell and rear balconies to all levels; erection of 2 x single storey garden buildings; associated works including installation of plant equipment, parking and access arrangements and tree and landscaping works. (Information for the purpose of consultation: the proposed development provides 39 units, which comprise 36 x studios, 2 x 1-beds and 1 x 1-bed wheelchair accessible unit).'

Condition 3: Materials

Condition 3 attached to this planning permission reads as follows:

Prior to commencement of the above ground works (excluding demolition), 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) Facing materials of all buildings (to be submitted to the Local Planning Authority), samples (to be provided on site or at the architects' office), and sample panels at a minimum of 1mx1m of the ceramic tiles and pointing (to be provided on site and retained until the work has been completed).*
- b) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, ventilation grilles and gates.*
- c) Details including materials of all balconies and side privacy screening, and the stair/lift core.*
- d) Details of external plant enclosures.*

- e) *Details of all bollards (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.*

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.

Reason: In order to safeguard the appearance of the building and the character and appearance of the wider area in accordance with the requirements of policies D1 and D2 of the London Borough Camden Local Plan 2017.

Submission documents

Accordingly, this application seeks to discharge this condition in full. The relevant information provided to discharge each individual part of the condition is set out below.

The following documents provide details to discharge **Part a)** of Condition 3:

- 123007-WGI-CA-ZZ-DR-A-2670 Rev PL1 - North East Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2671 Rev PL1 - North West Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2672 Rev PL1 - South East Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2673 Rev PL1 - South West Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2674 Rev PL1 - Disabled Apartments Builders Work
- 123007-WGI-CA-ZZ-DR-A-2675 Rev PL1 - Camden Rd Community Room Builders Work
- 123007 Camden Hostels Project – Camden Road Exterior Materials Condition 3 Submission

Part A of this condition requires physical samples to be provided. These can be viewed on Site by Officers upon request. Details of all facing materials are also included on elevational drawings, which correspond with the schedule of materials document '123007 Camden Hostels Project – Camden Road Exterior Materials - Condition 3 Submission'.

The following documents provide details to discharge **Part b)** of Condition 3:

- 123007-WGI-CA-ZZ-DR-A-4000 Rev PL1 – Window Elevations Part 1
- 123007-WGI-CA-ZZ-DR-A-4001 Rev PL1 – Window Elevations Part 2
- 123007-WGI-CA-ZZ-DR-A-4002 Rev PL1 – Typical walkway entrance door & window
- 123007-WGI-CA-ZZ-DR-A-4003 Rev PL1 - External Details
- 123007 Camden Hostels Project – Camden Road Exterior Materials - Condition 3 Submission

We note that the condition requests section drawings at 1:10 scale. The section drawings provided are at 1:5 scale, which was considered the optimal scale for demonstrating the level of detail required. These are supported by drawings of window types and spandrel panels at 1:20 scale which provide a further point of reference. We trust that this will be acceptable to Officers for the purposes of assessment.

The following documents provide details to discharge **Part c)** of Condition 3:

- 123007-WGI-CA-ZZ-DR-A-2670 Rev PL1 - North East Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2672 Rev PL1 - South East Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2673 Rev PL1 - South West Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-4005 Rev PL1 - Balustrade Details for Planning
- 123007 Camden Hostels Project – Camden Road Exterior Materials - Condition 3 Submission

The following documents provide details to discharge **Part d)** of Condition 3:

- 123007-WGI-CA-ZZ-DR-A-2671 Rev PL1 - North West Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2672 Rev PL1 - South East Elev. Builders Work
- 123007-WGI-CA-ZZ-DR-A-2673 Rev PL1 - South West Elev. Builders Work
- 123007 Camden Hostels Project – Camden Road Exterior Materials - Condition 3 Submission

The following documents provide details to discharge **Part e)** of Condition 3:

- 123007-TFC-CA-XX-DR-L-4003 Rev C03 – Landscape Details
- 123007-TFC-CA-XX-DR-L-4004 Rev C03 – Landscape Details
- 123007-TFC-CA-XX-DR-L-7001 Rev C03 – Landscape Schedule
- 123007 Camden Hostels Project – Camden Road Exterior Materials - Condition 3 Submission Summary.

Summary

The application was submitted via the Planning Portal on 13th March 2025. The requisite planning application fee of £215 has been paid by the Applicant via the Planning Portal.

We trust that the details submitted are sufficient to enable the Council to validate this application and we look forward to receiving confirmation of this at the earliest opportunity.

In the meantime please contact Matthew Madden (mmadden@iceniprojects.com or 07909 530 312) or Will Clutton (wclutton@iceniprojects.com or 07557 805 372) of this office should you have any questions and to arrange a site visit forthwith.

Yours sincerely,

A handwritten signature in black ink that reads "Iceni Projects Ltd." in a cursive, slightly stylized font.

Iceni Projects Limited

Enc.

As listed above