



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

Via Planning Portal

March 2025

Dear Sir/Madam,

Re: Vernon House and Sicilian House 23 Sicilian Avenue and 21 Southampton Row London WC1A 2QS | Discharge of Condition 6, Condition 8 and Condition 11 attached to Planning Permission ref. 2022/3301/P

On behalf of our client, Hogarth Properties S.A.R.L (hereafter referred to as ‘the Applicant’) please find enclosed an application for the discharge of Condition 6, Condition 8, and Condition 11 pursuant to Planning Permission ref 2022/3301/P.

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

- (a) Application form signed and dated, prepared by hgh Consulting; and
- (b) Details of Hard and Soft Landscaping as per the below table, prepared by halebrown architects and Wessex Fabrications Ltd, to discharge Condition 6;

Drawing Title	Drawing Reference	Author
Proposed Service Yard Gate	383 (ED) 432- Proposed Service Yard Gate	Halebrown architects
Proposed External Works Plan	383 (EW) 400-Proposed External Works Plan-C2_C2	Halebrown architects
Ver/Sic - Proposed Bin Store Plan and Section	383 (EW) 410-Ver_Sic-Proposed Bin Store Plan and Section-C2_C2	Halebrown architects

Ver/Sic - Proposed Fence Details	383 (EW) 412-Ver_Sic-Proposed Fence Details-C2_C2	Halebrown architects
Ver/Sic - Proposed External Steps Details	383 (EW) 415-Ver_Sic-Proposed External Steps Details-C1_C1	Halebrown architects
External Stair 07 Isometric View	BQ-4510-VSH-ML-DR-X-00005-Rev C01_Co1	Wessex Fabrications Ltd.
External Stair 07 Plan and Section View	BQ-4510-VSH-ML-DR-X-00006-Rev C01_Co1	Wessex Fabrications Ltd.

- (c) Noise Assessment, prepared by Waterman Infrastructure & Environment Ltd, to discharge Condition 8;
- (d) Details showing the location and extent of photovoltaic cells to be installed on the building, as per the below table, prepared by Borough Engineering Services, to discharge Condition 11;

Drawing Title	Drawing Reference
Proposed Roof Plan 1	383 (GA) 108-1
Technical Submittal Cover Sheet	TSUB101_C01
Proposed Roof Plan 2	383 (GA) 108 -2



Background

On 11th of October 2023, Planning Permission 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 6: Details of Hard and Soft Landscaping

This application seeks to discharge of Condition 6 of Planning Permission ref. 2022/3301/P. This condition is set out below which details to allow its discharge and reference the enclosed documents.

“Prior to the relevant part of the works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved”

All relevant details to discharge Condition 6 are provided within the supporting drawings.

Condition 8: Details of the external noise level emitted from plant/machinery/equipment and mitigation measures

This application also seeks to discharge of Condition 8 of Planning Permission ref. 2022/3301/P. This condition is set out below which details to allow its discharge and reference the enclosed documents.

“Prior to relevant part of the works, details of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate shall be submitted to and approved in writing by the Council. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The details hereby approved shall be permanently retained thereafter.”

All relevant details to discharge Condition 8 are provided within the supporting drawings.

Condition 11: Detailed plans showing the location and extent of photovoltaic cells

This application also seeks to discharge of Condition 11 of Planning Permission ref. 2022/3301/P. This condition is set out below which details to allow its discharge and reference the enclosed documents.



“Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building as well as their required pitch shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”

All relevant details to discharge Condition 11 are provided within the supporting drawings.

Conclusion

We look forward to receiving confirmation in writing that the application has been validated, and the details are found acceptable to discharge Condition 6, Condition 8 and Condition 11 of Planning Permission ref. 2022/3301/P.

Yours faithfully,

Annabel Williams
Senior Planner