

Planning and Borough Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

12 May 2025

FAO: Brendan Versluys

Our ref: NTH/CHST/HDA/U0013857

Your ref: 2025/0686/P / PP-14008009

Dear Sir / Madam

84 Fitzjohn's Avenue, London, NW3 6NP ("the Site")

Town and Country Planning Act 1990 (as amended)

Approval of Details Application to Discharge Condition 4 (Samples) of Full Planning Permission (ref. 2025/0686/P)

On behalf of our client, *Mr Ross* ('the Applicant'), we write to enclose an application for the approval of details required by condition, in order to discharge Condition 4 (Samples) of Full Planning Permission (ref. 2025/0686/P) in relation to the approved boundary treatment at the above address.

Background

The Site is block of residential apartments which fronts Fitzjohn's Avenue and includes a number of residential flats.

The Site is not listed but is located within the Fitzjohn's and Netherhall Conservation Area and within the Hampstead Neighbourhood Plan Area.

Planning History

On 24 March 2025, Full Planning Permission (ref. 2025/0686/P) was granted for the: **"Erection of front boundary treatment including brick walls with railings and piers, metal gates; retention of existing bin store."**

Conditions for Discharge

This Applicant is seeking to discharge Condition 4 (Samples) attached to Full Planning Permission (ref. 2025/0686/P), which, in full, states the following:

"Before the relevant part of the work is begun, 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) Manufacturer's specification details of the brickwork, coping and detailed design of the new railings (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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."

Proposals

In accordance with the requirements of Condition 4, the Applicant has submitted details of the brickwork, coping and railings.

The brickwork proposed comprises an Imperial Manchester Pressed Red brick with an EcoRight Hydraulic Lime mortar in London Heritage. The coping proposed is a nine-inch Regency Twice Weathered Wall Dry Cast coping stone. The railings are proposed to comprise metal painted piers.

Samples will be provided on site for Officers' review, and we would be grateful for Officers' earliest availability to do so.

Application Documentation

In accordance with Camden Council's validation requirements, we have submitted the following documents through the Planning Portal, alongside this cover letter:

- Application Form (PP-14008009), completed by Newmark; and
- Images of brickwork x3;
- Brickwork specification sheet;
- Images of mortar x2;
- Mortar specification sheet;
- Photo comparison of copings;
- Coping specification sheet;
- Front Railings Drawing; and
- Synthetic Brush Paint specification sheet.

The requisite application fee of £86.00 has been paid by the Applicant on submission of this application via the Planning Portal.

We trust that we have provided all of the material required for the purposes of validation and therefore await confirmation of the registration and validation of this application shortly.

Please do not hesitate to contact Chloe Staddon (0203 486 3417) or Hannah Davies (0207 333 6221) of this office should you have any queries.

Yours sincerely



Newmark