

2007/2075/P

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26<sup>th</sup> April 2007

Details of facing materials  
pursuant to condition 16  
of the pp dated 5/1/07

Adrian Malcolm  
Development Control Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

RECEIVED  
27 APR 2007  
KMDI

Dear Adrian

71-91 Kings Cross Road, WC1 – Application Ref: 2006/3673/P

Further to my letter dated 13<sup>th</sup> April 2007, and with reference to the above planning permission, I write in response to the remaining pre-commencement conditions, for your approval. This submission addresses three of the outstanding conditions, the remaining conditions will be dealt with by other members of our team.

**Condition 4:** *Prior to commencement of works, EcoHomes Design Stage Assessments using the relevant tools for each component of the development must be submitted to and approved by the local planning authority. To be approved by the local planning authority, these assessments must show compliance with the submitted pre-assessment ratings in order to achieve a rating of 'very good', or provide satisfactory justification from the BREEAM Assessor for any non-compliance.*

**Response:** Please see enclosed reports from URS for each block, which have been revised for this pre-commencement stage. No adjustment to the 'very good' rating is anticipated for either block.

**Condition 16:** *Samples of all facing materials including all windows and frames, glazing, panels/screens, balconies/balustrades, stairs, external doors, any fencing and other facing materials shall be submitted to and approved by the local planning authority prior to commencement of the development and implemented in accordance with any such approval.*

**Response:** Please find enclosed the following samples:

- Rudgwick London yellow stock brick sample board
- Sto off-white render sample, colour code 37207
- Prodema cladding sample in 'Bistre' veneered finish, for use at the ground floor to Kings Cross Road and rear deck access walkways; timber privacy louvres and *brise soleil* to match this timber
- Prodema cladding sample in 'Almond' veneered finish, for use at the first to fifth floors to Kings Cross Road

**Harper Downie**  
design architecture

Gate House  
No 1 St John's Square  
London EC1M 4DD  
T: 020 7490 7671  
F: 020 7490 7672  
E: info@harperdownie.com  
www.harperdownie.com

Harper Downie Architects Ltd  
Registered Office: 100, The Quadrant, London W1 8PF  
Company No: 04060000

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- MIO paint sample in light grey, for the balcony/ planter finish; NB colour to be matched for PPC finish to window frames, balustrades, louvres and solid panels above refuse store doors

**Condition 17:** *Notwithstanding the drawings hereby approved, detailed drawings shall be submitted to and approved by the local planning authority prior to commencement of the development showing details of obscure glazing and hooded windows to those windows in the rear elevation of the block development that could give rise to overlooking, privacy screens to walkways and roof terraces. The development shall only be carried out in accordance with any such approved details and shall remain as such for as long as the development remains in existence, unless previously approved otherwise in writing by the local planning authority.*

**Response:** Please see enclosed drawing 419.sW.01 for details. Also enclosed is a sample of the Lumisty MFX 1515 film that is proposed to the areas of obscure glazing. This is intended to ensure that privacy from overlooking is enabled, without depriving the habitable rooms of views of sky or some degree of outlook.

Please do not hesitate to contact me should you have any queries with any of the above or enclosed, or should you require us to expand on the information provided. I look forward to hearing from you in due course.

Kind Regards

Yours sincerely



Helen Leask  
Project Architect  
for Harper Downie Ltd

Cc	Geoff Springer	London & Regional Properties
	Nia Griffith	Hepher Dixon
	Ben Godber	Expedition
	Marc Bellamy	Blyth & Blyth
	Stephen Silver	Tweeds
	Paul Keenan	Harper Downie

Enc.