

FAO Tendai Mutasa

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Date 27 April 2015
Our ref 14177/NG/8842589v1
Your ref 2014/6751/P & 2015/1884/P

Dear Tendai

23a (Flat 1) Maresfield Gardens, NW3 5SD: Application to Discharge Condition 4 of Planning Permission Ref. 2014/6751/P

On behalf of our client, Guy Ivesha, we are pleased to submit an application to discharge condition 4 of planning permission ref. 2014/6751/P.

As discussed with you on the telephone, this covering letter updates the covering letter submitted on 30 March 2015 via the Planning Portal. This application now seeks to fully discharge condition 4. We enclose additional drawings as detailed below, which provide details of the main entrance door and canopy and details of the side passage entrance door and canopy.

Application Submission

The application, which has been submitted via the Planning Portal (ref. PP-04076279), comprises the following documents:

1. Completed Application Form (submitted 30 March 2015);
2. Detailed Sections ('Details'), drawing reference 14A_076712_050_10 (submitted 30 March 2015);
3. Blind Box Detail, drawing reference 14A_076712_050_11 (submitted 30 March 2015);
4. Hi-Finity Manufacturer's Specification Details (submitted 30 March 2015);
5. A Sample of the Glazing and Fixings (submitted 30 March 2015);
6. Main Entrance Canopy & Door, drawing reference 14A_076712_050_13 (submitted 24 April 2015); and
7. Entrance Canopy & Door, drawing reference 14A_076712_050_12 (submitted 24 April 2015).

A cheque for £97 made payable to Camden Council has been sent under separate cover in respect of the application fee.



Background

Planning permission was issued by the London Borough of Camden on 23 January 2015 (ref. 2014/6751/P) granting full planning permission for:

“Erection of replacement single storey rear extension, formation of window at the side and relocation of garden shed in rear garden.”

Condition 4 is the only condition attached to this planning permission which requires discharging. This requires information to be submitted and approved on various elements of the development including windows, doors, ventilation grills and gates. This application relates to the proposed sliding doors only.

Condition 4

Condition 4 states:

“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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (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.”

The submitted drawings (ref. 14A_076712_050_10 and 14A_076712_050_11) provide details and sections of the proposed sliding door system, including details of the jambs, head and cill. The drawings show the relationship between the glazing line and the external facings; the framing will not be visible, with only the jambs which will remain visible. The Hi-Finity manufacturer's specification provides further details of the proposed sliding door system.

A sample of the glazing and fixings has been sent under separate cover.

We confirm that the new masonry flank walls will be rendered and painted white to match the existing painted render at the property.

The submitted drawings (ref. 14A_076712_050_12 & 14A_076712_050_13) provide details and sections of the repositioned main entrance door and canopy on the southern elevation of the garden flat and details and sections of the entrance door and canopy to the side passage which leads to the main entrance of the garden flat.

Both doors are bespoke joinery units. The main entrance door is a solid core 44mm blank which is over-clad with weathered horizontal grain timber. The side passage entrance door is a proprietary steel door which is over-clad with naturally weathered horizontal grain timber.



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We trust the information provided is sufficient to enable the Council to validate and discharge condition 4. Should you require any further information, please do not hesitate to contact either myself or Neil Goldsmith.

Yours sincerely

A handwritten signature in black ink that reads 'B. Evans'.

Bethany Evans

Planner