



Architecture
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AA1692C-06-01-100
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DDI:020 7653 3421
Via Planning Portal

Kevin Fisher
Planning Officer
London Borough of Camden Planning Dept.
Town Hall,
Judd St.
London
WC1H 0JE

03 July 2015

Dear Kevin,

Maiden Lane Estate (Application Ref. No. 2012/5552/P) - Discharge of planning conditions

We enclose the following information to discharge conditions attached to the planning consent referenced above:

Condition 4 - Approval of architectural details:

We note that whilst this is an advisory condition, the wording of the condition requires a submission to be made. We have therefore prepared a schedule which lists the architectural details listed in the wording of the condition, and identifies the relevant information we've submitted against each of the details.

Condition 5 - Sample panel of facing material:

We refer you to your site visit on 25th March 2014, when you inspected the mock-up of the Techrete precast concrete facing material and junctions (photos included in supporting info submitted). We understand that you had no objections to the proposals during your visit, and request that this condition is now formally discharged. Please note that the mock-up is still available for inspection on site.

Conditions 27 - Bird and bat nesting boxes & 28 - Green & Brown Roofs

We refer you to PRP drawing AA1692C/3.1/202 rev. E and NBS Q37 Specification that details proposals for bat/bird nesting boxes and green/brown roofs.

Yours sincerely

A handwritten signature in black ink, appearing to be 'RS' or similar initials, written in a cursive style.

Robert Squibb
Associate Director

Enc. - Schedule identifying submissions against condition 4
All other associated drawings & docs uploaded via Planning Portal

Copy Mahesh Chohan - John Sisk & Son (Main Contractor)



**AA1692C Maiden Lane
Document ref. AA1692C/6.01/010
Schedule of Information Relating to Condition 4**

Rev.0 - 16.06.15 – First Issue for comment.

LBC Planning Decision Notice Ref 2013/5353/P dated 22.03.2013 states:

Details should be submitted to the LPA for shopfronts, facing material of all buildings, detailed sections of windows and external door frames, materials of all balconies, 'Sky blades', access steps and shared surfaces of Broadfield Lane and Allensbury Place and CCTV prior to any works other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition for approval.

The table below summarises the final proposals for the elements listed in the wording of the condition above, and includes details of information that has been submitted for each item

Item	Element listed in Planning Condition	Details of Proposals	Supporting Documentation included
1	Shopfronts	High performance CW50 extruded aluminium curtain walling system with glazed/louvred panels. Framing & louvres finished in in RAL 8019 'Grey Brown' matt PPC, inside and out.	Block D example elevation and associated details from curtain wall installer (Elite Aluminium Systems Ltd.)
2	Facing material of all buildings		
2i	Precast concrete cladding & balcony fins	Techrete C190 LAE (Light Acid Etch) generally, C298/B25000 LAE to ground level plinths	Photo of Techrete precast cladding physical sample panel/mock-up on site that was reviewed by Kevin Fischer on 25.03.14 for Planning Condition 5
2ii	Metallic black paint finish cladding	Trimo 'Qbiss' metal sandwich panel in matt Colorcoat Prisma 'RAL 8019' colour	Photo of colour swatch. Physical colour sample is available on site for review, if required.
2iii	Natural finish metal cladding in entrance areas	Trimo 'Qbiss' metal sandwich panel in matt Colorcoat Prisma 'Ephyra' metallic colour.	Photo of colour swatch. Physical colour sample is available on site for review, if required.

Item	Element listed in Planning Condition	Details of Proposals	Supporting Documentation included
3	Detailed sections of windows and external door frames	Lieab composite timber/aluminium with white painted timber internal finish and PPC aluminium exterior in RAL 8019 'Grey Brown' colour.	Red installation details showing Lieab window sections
4	Materials of all balconies		
4i	Glass balustrade	Sapphire frameless captured clear glass balustrade generally and: 'Arctic White 68%' obscured glazing used to Block D-E West elevations & Block F-G East elevations, as required by planning condition 9.	Sapphire typical balustrade drawing.
4ii	Decking	Millboard 176 w x 32mm thk. Enhanced grain/Carbonised composite decking. Colour 'Charred'.	Millboard Brochure
4iii	Soffits	Marley Eternit Equitone 'Tectiva' fibre-cement board in Calico colour.	Extract from Marley Equitone brochure, showing Tectiva product.
4iv	Fins & horizontal feature elements (outside of glass balustrade)	Tectrete C190 LAE (Light Acid Etch)	As item 2i above.
5	'Sky blades'	Tectrete C190 LAE (Light Acid Etch)	As item 2i above.
6	Access Steps & shared surfaces of Broadfield Lane & Allensbury Place	Various hard paving and edging materials, as noted on PRP hard landscape drawings	PRP Landscape 3.1 series drawings numbered 210, 213, 214, 215, 240, 240, 242, 250 & 251 showing hard landscaping proposals for access steps & shared surfaces of Broadfield Lane & Allensbury Place.
7	CCTV	Replacement/new CCTV columns and cameras.	Refer to BSD CCTV drawings numbered 4110, 4210, 4310 & 4410