

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

16 November 2015

020_161115_DofC

Dear Sir/Madam,

I am writing to provide information as requested for the Discharge of Listed building consent conditions for application ref **2013/6286/L** and application ref **2013/7050/L** applicable to the following address:

197 Albany Street
Lodnon
NW1 4AB

Application Reference: 2013/6286/L

Condition 2

"Notwithstanding the references to 'sand cement render' to the external masonry on the elevation Drawing 215-DWG-120-PL2-C hereby approved, all render/stucco finishes shall be in a lime based render/stucco. Full details of the proposed mix of the lime based render/stucco to external walls as well as proposed paint colour finish shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works. The works shall be carried out in accordance with the approved details."

Details of the proposed mix of the lime based render/stucco to external walls as well as the proposed paint colour are to be in accordance with **THE CROWN ESTATE - REGENT'S PARK GUIDELINES & STANDARD SPECIFICATION TO ARCHITECTS AND CONTRACTORS NOVEMBER 2014** Prepared by Purcell as follows:

Portland Cement Render

The following mixes are typical, and must be checked against the particular project conditions:

Spatterdash coat: (if required for key)

Cement: ordinary Portland cement

Sand: coarse sand to BS 1199, to pass a No. 7 sieve

Mix Proportions: 1:3 cement sand by volume

Thickness: 3 to 5 mm thick. Do not level or smooth in any way

Dubbing Out: as required

Cement: ordinary Portland cement

Lime: sand mix (coarse stuff): to be mixed from lime putty as Section Z21 or Ready-mixed to BS 4721 using sand to BS 1199, Type A

Mix proportions 1:1:5 cement: lime: sand by volume

Thickness Not more than 10 mm in any one coat

Undercoat: Materials as for dubbing out

Mix Proportions 1:1:6 cement: lime: sand by volume

Second undercoat to be a weaker mix

Thickness (excluding dubbing out): not more than 10 mm in any one coat, and to decrease each subsequent undercoat

Finish well score for key

Top Coat: Materials: as for dubbing out

Mix Proportions: 1:2:9 cement:lime:sand

Thickness: average 7 mm

Finish: wood float, leave ready for painting. A single pass with a steel float will match new work to the original surface.

For full specification as provided by The Crown Estate Guidelines & Standard Specifications please refer to Appendix 1 (pdf file 020_Appendix1)

Paint finish to be Dulux Regents Park Cream as per specification extract provided under Appendix 2 (please refer to pdf file 020_Appendix2)

Condition 3

"Detailed plans, sections and elevations at a scale of 1: 10, of the following works, fully annotated and dimensioned to identify all materials, colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works :

- a) The proposed new 4 panelled front door, new transom light over, door frame, internal and external architraves, external steps, channelled external render/stucco and finishes;*
- b) Proposed new roof to side extension showing roof structure, roof insulation, glazed roof panel, external waterproof membrane, all upstands and flashings, front parapet wall and coping; and*
- c) Details of roof drainage, showing proposed rain water outlets and rain disposal system. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. :*

A)

Please refer to drawings no PL507 rev0 and PL508 rev0 for the new 4 panelled front door, new transom light over, door frame, internal and external architraves, external steps, channelled external render/stucco and finishes.

Proposed paint colour is to be in accordance with **THE CROWN ESTATE - REGENT'S PARK GUIDELINES & STANDARD SPECIFICATION TO ARCHITECTS AND CONTRACTORS NOVEMBER 2014** Prepared by Purcell as follows:

Colours: Doors: Black Gloss

Refer to Appendix 2 (pdf file 020_Appendix2)

B)

Please refer to drawing PL501 rev0 for proposed new roof to side extension showing roof structure, roof insulation, glazed roof panel, external waterproof membrane, all upstands and flashings, front parapet wall and coping.

C) Please refer to drawing PL501 rev0 for Details of roof drainage, showing proposed rain water outlets and rain disposal system.

Application Reference: 2013/7050/L

Condition 3

"Notwithstanding the references to "sand cement render" to the external masonry on the elevation on the drawings hereby approved, all render/stucco finishes shall be in a lime based render/stucco. Full details of the proposed mix of the lime based render/stucco to external walls as well as proposed paint colour finish to external walls shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works. The works shall be carried out in accordance with the approved details."

Mix to render/stucco finishes and paint to be as per specification set out under Condition 2 of application ref 2013/6286/L above. Please refer to Condition 2 above.

Condition 4

"Detailed plans, sections and elevations at a scale of 1: 10, of the following works, fully annotated and dimensioned to identify all materials, colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works :

- a) New basement / ground floor stair with associated balustrade / handrail detail.*
- b) New second floor / third floor stair with associated balustrade / handrail detail;*
- c) Typical mansard roof details showing proposed roof structure, roof insulation, natural slate roofing, upstands, lead flashings, front parapet wall and coping;*
- d) Typical dormer window and French door details at mansard roof level;*
- e) Chimney details including copings and terra cotta chimney pots;*
- f) Proposed new internal door to kitchen / reception room at ground floor level, with door frame, architraves, and finishes; and*
- g) Details of roof drainage, showing routing of proposed rain water outlets and rain disposal system at front and rear. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. "*

Please refer to following enclosed information.

a)

Not applicable as basement/ground floor stair to remain as existing. Part implementation of consent

b)

Please refer to drawing PL500 rev0 for details of New second floor / third floor stair with associated balustrade / handrail detail

c)

Please refer to drawing PL502 rev0 for Typical mansard roof details showing proposed roof structure, roof insulation, natural slate roofing, upstands, lead flashings, front parapet wall and coping

d)

Please refer to drawing PL504 rev0 and PL505 rev0 for Typical dormer window and French door details at mansard roof level.

Proposed paint colour is to be in accordance with **THE CROWN ESTATE - REGENT'S PARK GUIDELINES & STANDARD SPECIFICATION TO ARCHITECTS AND CONTRACTORS NOVEMBER 2014** Prepared by Purcell as follows:

Colours: Windows (Dormers): Dark Grey: BS 00A13 Gloss

Refer to Appendix 2 (pdf file 020_Appendix2)

e)

Please refer to drawing PL502 rev0 for 'Chimney details including copings and terra cotta chimney pots'
 Chimney pot specified is in accordance with **THE CROWN ESTATE - REGENT'S PARK GUIDELINES & STANDARD SPECIFICATION TO ARCHITECTS AND CONTRACTORS NOVEMBER 2014** Prepared by Purcell.

f)

Not applicable as door to reception room to remain as existing. Part implementation of consent

g)

Please refer to drawing PL503 rev0 for 'Details of roof drainage, showing routing of proposed rain water outlets and rain disposal system at front and rear'.

If you require any further information please do not hesitate to contact me on 07900 910 606 or email me at a.penna@maaparchitects.co.uk

Yours faithfully

Alessandro Penna

For and on behalf of MAAP Architects LLP