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Dear Sir/Madam

Linton House, 39-51 Highgate Road, NW5 1RT
Application for Discharge of Conditions 3 (Construction Management Plan), 4 (Sound Insulation) and 5 (Materials)

On behalf of the applicant, Linton Property Developments Ltd, we are instructed to apply for the discharge of conditions placed upon an existing planning permission.

Planning permission was granted on 5 November 2015 (Ref: 2015/1627/P) for:

Variation of condition 2 (development in accordance with approved plans) of planning permission 2013/3494/P (granted on appeal under APP/X5210/A/13/2207697) dated 03/03/2014 (for an additional floor at roof level to provide 7 residential flats and a ground floor extension to provide an entrance, cycle and refuse storage) to expand the approved roof level extensions and raise the existing parapet of the building; amend the mix of residential units to provide 1x1 bed, 3x2 bed and 3x3 bed units; external changes at ground floor level and alterations to the roof level terraces, sedum roof and plant equipment

This permission was an amendment to a previous planning permission Ref: 2013/3494/P (granted on appeal under ref: APP/X5210/A/13/2207697) dated 3 March 2014.

A total of 9 conditions were applied to the original permission. The amended permission replaced two of those conditions and also applied two additional conditions. This application provides details to discharge **Condition 3, 4 and 5**.

In support of this application, in addition to relevant application forms and notices please find enclosed:

- A Construction Management Plan, revised August 2015;
- A copy of email correspondence dated 9 November 2015 providing comments from the Council's Environmental Health officers;
- A report on Sound Insulation and Attenuated Ventilation, prepared by Gillieron Scott;
- A Materials Schedule, including marked up elevations, prepared by CSA; and
- A copy of both relevant decision notices, dated 3 March 2014 and 5 November 2015.

Following the submission of this application via the planning portal, a cheque in respect of the application fee of £97 has been sent separately by post.

Condition 3 states:

No development shall take place, including any works of demolition, until a Construction Management Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period.

A Construction Management Plan (CMP) has previously been approved for other works taking place on this site as part of the conversion of the existing building for residential use. This previously approved CMP has now been updated to reflect the works to take place in constructing additional floorspace at the current roof level in accordance with the relevant planning permission to which this condition relates.

Prior to submission, the CMP was provided for review to the Council's Environmental Health department. Email correspondence on 9 November 2015 confirmed that the CMP has been found acceptable by Environmental Health officers and therefore the requirements of this condition have been met.

A copy of the relevant correspondence is enclosed with this submission.

Condition 4 states:

No development shall take place until a detailed scheme of sound insulation and attenuated ventilation has been submitted to and approved in writing by the local planning authority. The scheme, which shall ensure that noise from external sources shall not exceed 35dB(A) LAeq,t in any noise sensitive room, shall be carried out as approved before the residential units hereby approved are occupied.

The submitted report, prepared by Gillieron Scott, has tested the acoustic performance of the intended external envelope of the approved accommodation. A full specification of both the proposed external walls and the roof build up is provided and assessed within the report.

Based upon on-site testing of the existing background noise environment, the report confirms that the relevant parameters noted above can be met in accordance with the requirements of this condition.

Condition 5 states:

Notwithstanding condition 2, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Details and specifications of all external materials proposed to be used have been provided, including marked-up elevations to confirm where each material is intended to be used. Samples of all materials will be made available on-site to be viewed by officers at a time of their convenience.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me using the details set out at the head of this letter.

Yours faithfully



Nigel Dexter
Senior Planner