

25.11.15

For the attention of Planning Officer Jenna Litherland
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Dear Jenna,

RE : **Approval of details reserved by condition following grant of planning permission (Ref: 2011/5122/P) for the proposed development at:**
ADDRESS: **Land at Cobden Junction, Greater London House, Hampstead Road, London, NW1 7QY.**

Further to our on-going consultation, please find enclosed our application for the *Approval of details reserved by condition following grant of planning permission* for conditions 3, 4, 6 and 12 as they appear in the letter of consent for planning dated 6th August 2012 (Ref: 2011/5122/P), and subsequent *Variation of Condition* approval letter (Condition 6 only) dated 1st June 2015 (Ref: 2015/1511/P). All associated documentation has been submitted online via the Planning Portal, with material samples delivered by hand to Camden Planning Department directly.

The details to glazing and stone have been amended in line with comments from Design & Conservation Officer Charles Rose. We apologise for the delay in submitting this application however these minimal changes have led to reworking of the details. As discussed on site we have also incorporated railings in front of the stone columns on the Mornington Crescent elevation to protect the stone.

A separate application concerning condition 5 (Green Roof) will be made in due course as we are currently waiting for updated detail information from the supplier that reflect changes to the design proposal in line with our discussions with Tree Officer Nick Bell.

The following information is included within our application:

- A copy of the completed application form submitted online via the Planning Portal.
- An application fee of £97.00 submitted online via the Planning Portal.
- A copy of the planning approval Ref: 2011/5122/P.
- A copy of the planning approval Ref: 2015/1511/P.
- A copy of the following Vivendi Architects proposed drawings and details:
 - 1288-AD02-00-P1 Prop. Ground Floor Landscape Plan & Bicycle Store (Con. 6 & 12)
 - 1288-AD02-01-P1 Proposed 1st Floor Landscape Plan (Con. 6)
 - 1288-AD03-01-P1 Front Elevation, Hampstead Road (Con. 4)
 - 1288-AD03-02-P1 Rear Elevation, Mornington Crescent (Con. 4)

- Supporting Product Literature documentation (by others) including:
 - Finline Aluminium – *Detail drawings of doors and glazing* (Con. 3)
 - Albion Stone – *Stone Specification (Ext. Walls) - Jordans Whitbed* (Con. 4)
 - Albion Stone – *Precedent Studies* (Con. 4)
 - Solus Ceramics – *Stone Specification (Ext. Terraces) – Cleobury* (Con. 4)
 - Putney & Wood – *Stonework drawing package* (Con. 4)
 - ANS Group – *ANS Living Wall Specification / Proposal* (Con. 6)
 - ArborRaft – *Tree Root Protection System* (Con. 6)
 - Trees / Hedges – *Outline information and images* (Con. 6)
 - Falco – *Stainless steel bicycle stand specification* (Con. 12)

DETAILS RESERVED BY CONDITION

CONDITION 3

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the works has begun:

- a) Elevation and section drawings of all new doors and windows including jambs and head of all openings at a scale of 1:10.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason:

To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Supporting Narrative:

Enclosed within the Product Literature document are detail drawings by Finline Aluminium for the door and window package. The drawings are to a scale of 1:15 when printed on A1 paper, and 1:30 on A3. We have included a set of A3 drawings with the hand delivered package.

- FE-01 Hamstead Road elevation left hand fixed light
- FE-02 Hamstead Road elevation left hand pivot & fixed light
- FE-03 Hamstead Road elevation central left hand fixed light
- FE-04 Hamstead Road elevation central pivot & fixed light
- FE-05 Hamstead Road elevation right hand fixed light
- FE-06 Hamstead Road elevation right hand pivot & fixed light

- FE-07 Mornington Crescent elevation Left hand fixed light
- FE-08 Mornington Crescent elevation Middle fixed light
- FE-09 Mornington Crescent elevation Right hand fixed light
- FE-10 Hamstead Road elevation Terrace fixed lights
- FE-11 Mornington Crescent elevation Terrace fixed lights
- FD-01 Horizontal section
- FD-02 Vertical section
- FD-03 Vertical section
- FD-04 Vertical section
- FD-05 Horizontal section
- FD-06 Horizontal section
- FD-07 Horizontal section
- FD-08 Horizontal section
- FD-09 Horizontal section showing glass support steels
- FD-10 Horizontal section showing glass support steels

CONDITION 4

Before the relevant parts of the works are commenced full scale sample panels of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be erected on-site for approval by the Council.

Reason:

To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Supporting Narrative:

We have delivered (by hand) a stone sample for the external wall cladding by Albion Stone, type Jordans Whitbed (as originally approved), and a stone sample for the ground and 1st floor terraces from Solus Ceramics, type Cleobury. The outline specification of each can be found within the Product Literature document. In addition, please refer to the following Putney & Wood drawings for details of external stonework:

- 060484-001/04
- 060484-002/04
- 060484-003/04
- 060484-004/04
- 060484-005/04
- 060484-006/03

Please also refer to the following Vivendi Architects drawings for overall building elevations:

- 1288-AD03-01-P1
- 1288-AD03-02-P1

CONDITION 6 (in line with Application Ref: 2015/1511/P)

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of the works on site. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason:

To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Development Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Supporting Narrative:

Vivendi Architects drawings 1288-AD02-00-P1 and 1288-AD02-01-P1 outline our landscaping strategy at ground and 1st floor levels. These drawings are further supplemented by images of proposed trees and hedges, green wall specification (ANS Group), and a tree root protection system (ArborRaft) within our Product Literature document. The trees / hedges specified have been agreed with Tree Officer Nick Bell.

CONDITION 12

Before the relevant part of the development commences, details of the proposed cycle storage area for 5 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the use, and thereafter permanently maintained and retained thereafter.

Reason:

To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

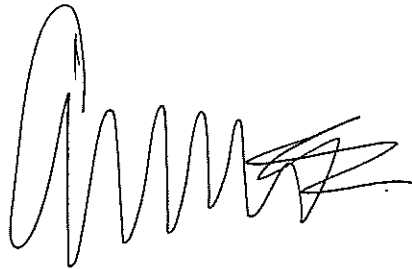
Supporting Narrative:

Please find attached the specification for a Falco Stainless Steel Arch bicycle stand for your approval. It is our intention to install three bicycle stands that will accommodate six bicycles as indicated on Vivondi Architects drawing 1288-AD02-00-P1. A typical stainless steel arch has a width of 190mm centre-to-centre upright, a total height of 1250mm, and be spaced at 800mm centres.

We trust the enclosed drawings and supporting literature and information are sufficient for the approval of details and discharge of planning conditions.

Again we thank you for your guidance and co-operation with the application; we trust the application is in satisfactory order and if you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'George Kythreotis', with a stylized flourish at the end.

George Kythreotis