

Planning Department
London Borough of Brent
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

BY E-MAIL

04th February 2016

Dear Sir/Madam

RE: 33 WICKLOW STREET, LONDON WC1 9JX: NEW BUILD 2No. HOUSE WITH 4 FLATS

Planning Conditions 2a, 2b, 2c, 2d, 3, 8, 9, 10a,10b
Planning Ref: 2012/6663/P

Please find enclosed:

- Drawings number: 1026_A(21)01, 1026_A(21)02B, 1026_A(21)03, 1026_A(21)04, A(21)05, 1026_A(21)06, 1026_pl04G, 1026_PL05H, 1026_PL06H, 1026_PL07H
- Cheque of £195 to be sent directly by client

We would like to sign off the following planning conditions:

1. Condition 2a: *Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;*
See drawings 1026_A(21)01, 1026_A(21)02B, 1026_A(21)03, 1026_A(21)04, A(21)05, 1026_A(21)06

2. Condition 2B: *Section drawings of the typical façade detailing Corium tiles and quoins at a scale of 1:10;*
Corium tiles are no longer used in the scheme

3. Condition 2C: *Sample panel for the brickwork (no less than 1m by 1m showing the brick type, colour, bond, mortar mix, joint width and pointing type (to be provided on site for inspection by the local authority).*

Samples to be sent directly by client

4. Condition 2D: *Samples of all other facing materials (including metal cladding, timber boarding, render, roof covering and parapet coping).*

Samples to be sent directly by client



studio V architects limited
director

kishor h. vekaria BA (hons), dip UD,
dip Arch, dip PPA, ARB, RIBA

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5. *Condition 3: All windows (other than those specifically indicated on the plans as clear glass) at first, second and third floor levels on the south elevation shall be of obscured glass and fixed shut to a level of 1.7m above finished floor level and shall be permanently retained and as such at all times throughout the use of the development.*

This has been noted on the 1st 2nd and 3rd floor plans

1026_PL05H-1st floor plan, 1026_PL06H-2nd, floor plan, 1026_PL07H-3st floor plan
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6. *Condition 8: Before the development commences, details of the cycle storage facilities for 6 cycles as shown on drawing no PL04 G shall be submitted to and approved by the Local Planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and permanently retained thereafter.*

See an updated PL04G

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7. *Condition 9: Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the Local Planning Authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.*

See drawing A(27)02

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8. *Condition 10a: A written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority at least 28 days before development commences.*

Client to submit ground investigation report.

9. *Condition 10b: Following the approval detailed in paragraph (a), and investigation shall be carried out in accordance with the approved programme and the result and a written scheme of remediation measures (if necessary) shall be submitted to and approved by the local planning authority in writing.*

Client to submit remediation scheme if necessary.

We look forward to a positive response, however, if you have any queries please do call us.

Thank you.

Yours faithfully



Kishor Vekaria ARB RIBA APM

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