

mark fairhurst ARCHITECTS

Tuesday, June 14, 2016

1205/MF/11a
Planning Department,
Camden Borough Council,
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir/ Madam

Ref: The Cock Tavern, 23 Phoenix Road, London, NW1 1HB

Planning Refs: 2015/1496/P, 2015/1864/L

I am writing to apply for the discharge of condition 4 of the above planning and listed building applications. The following design drawings and Repair & Renewal Schedule have been submitted via the Planning Portal: -

- Drawing Ref: WD/008,010, 012, 014, 018, 020, 021, 030, 031, 032, 033, 101, 108A, 110B, 111, 112B, 113, 114B, 115A, 116B, 117, 118, 120, 121, 130, 131, 132, 133, 200A, 201A, 202A, 203A, 204, 210, 211, 250, 270, 271, 272, 300, 301, 305, 306, 307, 308, 350, 370, 371, 372.
- Repair & Renewal Schedule

A fee of £97- will be made directly to Camden Council.

I have highlighted the drawings below relative to the different parts of condition 4: -

Condition 4

a) Plan, elevation and section drawings of all new internal doors in the retained building at a scale of 1:10 with typical details (including glazing bars) at a scale of 1:1.

- Refer to WD350 Door Schedule, WD370 Door Layouts Scale 1:20, WD371 Typical Door Jamb Details Scale 1:2, WD372 Typical Cill & Head Details.

b) Plan, elevation and section drawings of all new external doors and louvres at a scale of 1:10 with typical details (including glazing bars) at a scale of 1:1 and including the proposed colour palette.

- External Window & Door Schedule WD250 and General Arrangement Drawings Scale 1:50, WD270 Door Layout Scale 1:20; WD271 Rear Extension Door Jamb Details Scale 1:2; WD272 External Residential Door Details Scale 1:2.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical details (including glazing bars) at a scale of 1:1.

- Refer to WD 200 & 201 Casement Dormer Window Detail Scales 1:25, 1:5; WD202 Rear Extension Details Scale 1:5. WD204 AOV Skylight Detail Scale 1:5.

d) Notwithstanding the approved drawings and documents all existing windows that interface with the new extension must be retained, repaired/renewed and infilled (to one side) where not in use, and shown on plan, elevation and section Page 3 of 4 2015/1864/L drawings at a scale of 1:10 with typical details at a scale of 1:1.

- Window Ref W1 14 adjacent to the function room stair to be retained. Refer to WD308 Scale 1:10.

e) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

- Refer to general arrangement drawings and WD371 Typical Door Jamb Details Scale 1:2, WD372 Typical Cill & Head Details.

f) Plan, elevation and section drawings of the new stair from second to third floor at a scale of 1:20 with details of handrail, balusters and newel post at minimum of 1:10.

- Refer to WD200 & 301 scale 1:20.

g) A repair/renewal schedule and method statement for all external works including existing windows and doors (internal and external), render, stone copings, rustication and roof.

- Refer to Repair & Renewal Schedule

h) A repair/renewal schedule and method statement for shopfront including fascia, signage, doors, windows and ironmongery.

- Refer to Repair & Renewal Schedule and drawing refs: WD210 & 211 scale 1:25.

i) A repair/renewal schedule of works and method statement for all internal works to historic fabric and retained features and areas to the building including but not limited to the cellar, bars, steel columns, barrel drop, stairs and chimneys.

- Refer to Repair & Renewal Schedule.

j) Samples and manufacturer's details (as appropriate) of all new and renewed facing materials (and to be retained on site during the course of the works).

- Enclosed are samples of the zinc cladding to the dormer windows, insulated render system, and PPC steel louvred doors along with sample photographs.

k) Details of fire separation, compartmentalisation and noise insulation methods.

- Refer to drawings WD 305, 306, 307, & 308 scale 1:10.

l) Details of all new and existing service runs for all new bathrooms and kitchens, demonstrating the relationship of new pipework with the structure of the building.

- Refer to WD 110, 111, 112, 113, 114, 115, 116, 117 & 118.

If you have any queries do not hesitate to contact me.

Yours sincerely,



Mark Fairhurst

for and on behalf of Mark Fairhurst Ltd

Encls. Drawings Samples & Drawing Register

PPC Steel Louvre Ref: Lang Fulton Delta Wing 90



Insulated Render



Zinc Cladding



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External Samples



The Cock Tavern, Phoenix Road, London, NW1
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Existing Pantile Roof Tile 14th June 2016