

16 August 2016

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

Dear David

UCL Wates House – Sample Panels (Condition 3, Part E)

This submission is made on behalf of our client, University College London and seeks to discharge part E of Condition 3 of the planning permission granted under application 2014/3486/P for the extension and refurbishment of Wates House, 22 Gordon Street, WC1H 0QB. The approved description of development is as follows:

"Enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south, provision of external cycle parking and landscaping, following substantial demolition of the building, in association with its complete refurbishment to provide university accommodation (Use Class D1)."

Application Content

The approval of details application comprises and is supported by:

- Application Form;
- Site Location Plan;
- Plant Screen Update document prepared by Hawkins Brown, 15 August 2016 (for approval); and
- 2014/3486/P Decision Notice.

A cheque for £97 as payment of the application fee has been sent to the Council separately.

Condition

Condition 3 requires specific sample panels to be provided on site and approved in writing. It states:

"Sample panels of each the following shall be provided on site or at an agreed location and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:

- a. Typical floor bay (minimum 3m x 3m in size) including framed glazing with reveal and header detail, masonry dressing, elevation brickwork showing the colour, texture, face-bond and pointing*
- b. Upper floor curtain walling with inset fins, including surrounding masonry and masonry*

dressing

- c. *Upper floor flush cladding panel with masonry surround (no smaller than 1m x 1m)*
- d. *Ground floor curtain walling with flush cladding panels including masonry surround and dressing (no smaller than 2m x 2m)*
- e. *Screening to rooftop plant (no smaller than 1m x 1m).*

The approved panels shall be retained on location until the work has been completed."

The sample panels specified at parts A, B, C and D of Condition 3 were reviewed by Council officers Edward Jarvis (Senior Urban Designer) and Antonia Powell (Conservation Officer) on site on 30 July 2015 with the subsequent application (Ref: 2015/4983/P) approved on 11 September 2015.

This submission follows the review of the roof plant screen sample panel pursuant to part E of Condition 3 by Edward Jarvis on site on 8 June 2016. During this review, LB Camden provided verbal confirmation that the proposed plant screen material is acceptable.

Proposals

It is proposed that the roof plant screen sample will consist of panels of expanded metal mesh, orientated to 180 degrees to obscure views of the plant from street level. The metal will be polyester powder coated aluminium with a 30% gloss finish to match the colour and finish of the curtain walling beneath the screen.

In selecting the proposed roof plant screen material, Policy CS14 – *Promoting High Quality Places and Conserving our Heritage* of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 – *Securing High Quality Design* and DP25 – *Conserving Camden's Heritage* of the London Borough of Camden Local Development Framework Development Policies have been carefully considered.

The proposed material is also in accordance with the detailed drawings approved under planning application 2015/2677/P.

For full details of the proposed roof plant screen material please refer to the submitted Plant Screen Update document (Hawkins Brown, 15 August 2016).

Summary

I trust that sufficient information has been submitted to discharge part E of Condition 3 and I would be grateful if you could confirm safe receipt at your earliest convenience. Please do not hesitate to contact me or my colleague Richard Maung (E: rmaung@deloitte.co.uk T: 020 7007 3334) should you have any queries or require further information.

Yours sincerely

Leonie Oliva
Deloitte LLP

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Deloitte LLP is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see www.deloitte.co.uk/about for a detailed description of the legal structure of DTTL and its member firms. Real estate services regulated by RICS.

Member of Deloitte Touche Tohmatsu Limited