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DAMR/PR/PD8664

14 July 2016

Planning – Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

Dear Sir / Madam,

**HERBAL HOUSE, 10 BACK HILL, LONDON, EC1R 5LQ  
APPLICATION TO DISCHARGE CONDITION 2 (IN PART) OF PLANNING PERMISSION 2014/3683/P  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

We have been instructed by our client, Herbal House Investments Ltd, to seek approval for details of windows and materials reserved by Condition 2 of planning permission 2014/3683/P.

Planning permission 2014/3683/P related to the change of use of the former redundant education building to office and flexible office / retail use with a two storey roof level extension for residential.

Condition 2 requires that:

*"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:*

- a) Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates;*
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).*
- c) Details including sections of photovoltaic panels at roof level;*

*The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.*

*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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies."*

Planning permission 2014/3683/P was later varied by S.73 approval 2015/6052/P relating to lobby and window alterations.

The effect of this later approval under S.73 'is the issue of a new planning permission, sitting alongside the original permission' (NPPG Ref 17a-016-20140306). Condition 2 was not re-imposed on this amended planning permission 2015/6052/P.

Notwithstanding, this original planning permission remains intact alongside the amended S73 approval and it is in the interests of completeness that we are instructed to apply for the part discharge of planning condition 2 of 2014/3683/P.

*Details Submitted for Approval*

Details are submitted pursuant to part discharge the condition as such:

2(a) – Details of Crittal windows, including typical detailed elevations and sections and physical window sample to be delivered to LB Camden offices.

2(b) – Details of the new insulated spandrel panels to be inserted below the 1<sup>st</sup> and 2<sup>nd</sup> floor Crittal windows. Physical samples to be delivered to LB Camden offices.

The application document additionally includes details of brick and masonry repairs carried out as part of the development for the Council's information.

This application is for part discharge of the condition according to the above details and samples with all other details and samples required pursuant to the condition (including PV panel sectional details) to be provided for approval at a later date.

The drawings and details are set out in the accompanying architect's document.

*Assessment & Conclusion*

The proposed Crittal windows and spandrel panels reflect the traditional warehouse form and appearance of the building whilst allowing for significant improvements in the buildings energy performance.

The replacement of the windows of the building with similar Crittal double glazed units formed part of the original approval and the details now provided herein demonstrate how these will be custom-fitted to the building with a high quality finish and appropriate vertical and horizontal division.

The proposed windows and materials will enhance the appearance of the building and the character of the immediate area in compliance with Camden's design policies.

We therefore request that the submitted details be approved without delay.

We trust the above is sufficient for you to validate the application but if you do have any queries or require any further information please contact David Reid or Patrick Reedman of this office.

Yours sincerely

**Montagu Evans LLP**