



Mr Hugh Miller
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Our ref: E/3861
Your ref: 16/1695/P

9 January 2017

Dear Mr Miller

CAMDEN: OAK HILL WAY (1) NW3 7LR

Please find enclosed an application to discharge pre-commencement conditions 4 (brickwork and render samples), 7 (window, door and roof light detail) and 9 (hard and soft landscaping) appended to planning consent reference **16/1695/P**.

The application has been submitted via the Planning Portal (**PP-05741081**) and comprises the following:

- Planning application form for the approval of details reserved by condition;
- The following application plans:

Dwg. No.	Dwg. Title
○ 1275 WD 120F	Proposed North Elevation;
○ 1275 WD 121E	Proposed East Elevation;
○ 1275 WD 122E	Propose South Elevation;
○ 1275 WD 123F	Proposed West Elevation;
○ 1275 WD 140	Typical Details 2;
○ 1275 WD 150	General window and door details;
○ 1275 WD 151	General window and door details;
○ 1275 WD 152	General window and door details;
○ 1275 WD 153	Typical skylight details;
○ 1275 WD 160	Window schedule 1;
○ 1275 WD 161	Window schedule 2;
○ 1275 WD 162	Window schedule 3;
○ 1275 WD 163	Door schedule;
○ 1275 WD 164	Door schedule 1; and
○ Masterplan REV 02/06/2016	Garden Design Proposal.

- A cheque for £97 being the appropriate application fee will follow by post.

Condition 4 states *'Sample panels of the following shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced.*

1. A panel of facing brickwork, measuring no less than 1.5m x 1.5m, demonstrating the proposed colour, texture, face-bond and pointing.

2. A panel of facing render

The development shall be carried out in accordance with the approval given.

The approved panel shall be retained on site until the work has been completed.

On 24 November 2016 physical material samples were sent to the Council in connection with the previous identical condition appended to Ref: 2015/5165/P including:

- TBS Old Pluckley Blend Bricks (Quoins, Lintels & Specials); and
- First Quality Multi Facings by Freshfield Lane Michelmersh Brick Holdings (Main Facade).

Sample brickwork and render panels are available on-site showing the above configuration for your immediate approval.

Drawing numbers **1275 WD 120F -123F** show the facing brickwork and render.

Condition 7 states *'Detailed drawings, and/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 work is begun:*

a) Typical plan, elevation and section drawings, including jambs, head and cill, of all new external windows, doors and rooflights at a scale of 1:10 with typical glazing bar details at 1:1.

b) Samples and manufacturer's details of typical window and door frames, glazing, balustrades and roofing materials.

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

The following application drawings show the window, door and roof light detail:

- | | |
|---------------|----------------------------------|
| • 1275 WD 140 | Typical Details 2; |
| • 1275 WD 150 | General window and door details; |
| • 1275 WD 151 | General window and door details; |
| • 1275 WD 152 | General window and door details; |
| • 1275 WD 153 | Typical skylight details; |
| • 1275 WD 160 | Window schedule 1; |
| • 1275 WD 161 | Window schedule 2; |
| • 1275 WD 162 | Window schedule 3; |
| • 1275 WD 163 | Door schedule; |
| • 1275 WD 164 | Door schedule 1; |

Samples are on site showing the typical window and door frames and roofing samples for your immediate approval.

Condition 9 states *'No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'*

Drawing Masterplan REV 02/06/2016 Garden Design Proposal shows the proposed hard and soft landscaping design.

I look forward to discussing the application with you in due course.

Yours sincerely,

Emma McBurney
emma@mbaplanning.com

Mob: +44 (0)78 9996 8931

Enc.