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Regeneration and Planning
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Dear Sir/ Madam,

Summit House, Red Lion Square, WC1R 4QH
Application to Discharge Details Reserved by Condition (LPA Ref. 2017/0814/L)

Please find enclosed an application to discharge **Condition 4 part a)** of Listed Building Consent reference 2017/0814/L.

In addition to this covering statement, please find enclosed the following:

- The relevant application form;
- Conditions Discharge Document (prepared by Buckley Gray Yeoman Architects), comprising:
 - o General background to the CCTV and access control:
 - Design rationale.
 - Existing site photos and provision.
 - Proposed provision.
 - o Existing and proposed elevations (in a side-by-side comparable format):
 - North & South.
 - East.
 - 'Rear Yard' (west & north).
 - o Proposed elevations (full drawings):
 - North & South.
 - East.
 - West.
 - o Details of proposed CCTV cameras including specifications and mounts.
 - o Details of proposed access controls including specifications.

As this application relates to a Listed Building Consent, no application fee is required.

Background

As a part of the refurbishment development of Summit House, Planning Permission was granted on 12 May 2017 (LPA Ref: 2017/0077/P) for:

"Replacement of existing pavement lights; replacement of plant equipment at roof level; and provision of cycle parking within existing service yard"

As the building is Grade II Listed, the refurbishment works also required Listed Building Consent, and as such the following works were granted Listed Building Consent on 12 May 2017 (LPA Ref: 2017/0814/L):

“Internal refurbishment of existing Class B1 office building (Grade II listed) including alterations to floorplate layouts, new flooring, provision of secondary window glazing, replacement of services and ancillary facilities, enhancement of entrance lobby and waterproofing of basement areas; replacement of existing pavement lights; replacement of plant equipment at roof level; and provision of cycle racks within existing service yard.”

Condition 4 (Details of CCTV and Joinery) of listed building consent 2017/0814/L states:

Detailed drawings, or samples or manufacturers details 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. Typical details of all new and replacement CCTV and access controls.*
- b. Typical plan, elevation and section drawings, including jambs, head and cill, of all new internal joinery.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

This application only seeks to discharge the first part of this condition section a). An application has already been submitted for section b) (ref: 2017/3403/L).

As per the requirement of the condition, a detailed specifications and drawings document (prepared by Buckley Gray Yeoman Architects) is enclosed, demonstrating full details and specifications of the CCTV cameras and access controls that are to be installed.

The design rationale section within the document has photos of the existing provision with supplementary text highlighting the limitations of the existing provision and how the proposed modern offering will improve the existing security levels.

CCTV

A single model of CCTV camera and type is proposed. This is the *Honeywell Performance Series IP TDN WDR IR MFZ Mini Dome Camera (H4W2PRV2/H4W4PRV2)*. They will make up a total of 6 cameras, of which 2 will be replacements, and 4 of which will be installed in new locations. As per the enclosed details document, these are able to mounted at a variety of angles due to the use of the selected *HQa-WK* wall mount.

The replacement cameras models have been selected as they are high performance discreet options. They are smaller than the existing cameras with a more subtle shape, rather than the existing cameras which protrude out from the façade.

Access Panels

A total of 4 access controls are proposed. They are BPT vandal resistant entry panels with proximity reader cut outs and integrated video intercom entry. All of them are enabled to be wheelchair accessible controls with the exception of the Red Lion Square entrance, as it has a stepped entrance.

The Red Lion Square entrance intercom has a brass finish, to match the existing building ironmongery. As such, these panels are entirely in-keeping with the heritage value of the property.

Please see the enclosed details document for full specifications and details.

It is considered that the information submitted demonstrates the full particulars of the points required by condition 4 part a). However, should you have any queries please do not hesitate to contact me.



Yours faithfully

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Mohan Everett
Graduate Planner