

# TORTUGA INVESTMENTS LIMITED

HARBEN HOUSE, HARBEN PARADE, FINCHLEY ROAD, LONDON, NW3 6LH

## **Planning Department**

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

August 17<sup>th</sup>, 2017

**RE: Town and Country Planning Act 1990 (as amended), Application for Approval of Details Reserved by Condition - Appeal Decision APP/X5210/W/17/3172668 – 205-207 Queen’s Crescent, London NW5 4DP  
Original Planning Application Ref: 2016/6808/P**

We seek to discharge Condition 3 of Appeal Decision APP/X5210/W/17/3172668.

Accordingly, the relevant planning application form was completed via the Planning Portal (PP-06298898). The application fee of £97 has also been paid.

## **Background**

Application Ref 2016/6808/P, dated 9<sup>th</sup> December 2016, was refused by notice dated 6<sup>th</sup> March 2017. The application was granted by appeal on 6<sup>th</sup> July 2017, Decision Reference: APP/X5210/W/17/3172668 for the: *“Mansard roof extension to provide additional HMO accommodation and the provision of cycle storage in the front lightwell.”*

## **Condition 3**

*“No development shall commence until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.”*

This condition set a requirement for all materials to be used in the construction of the external surfaces of the extension to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

The table below describes details of the materials proposed and the external surface upon which they will be used:

<b>External Surface</b>	<b>Material Used</b>	<b>Material Details</b>
Proposed mansard roof	Natural Slate Tile	Natural Slate - 1st Quality Spanish Slate, 500 x 250mm. (See attached image).
Flank wall extension to western and eastern elevations	Brick	Fair-faced London stock brick and mortar pointing profile and colour to match existing western elevation. (See attached image).
Coping stones to flank wall extensions	Concrete Coping Stones	Concrete coping stones. (See attached image).
New windows to front elevation of mansard roof (sash windows)	Timber	Bespoke Scandinavian redwood sash windows, painted white (See attached image for sash window from proposed supplier used on a previous project, and drawings with full specifications).
New windows to rear elevation of mansard roof (roof lights)	Timber	Fakro FPP-V U3 09 - Pine window & frame. (See attached specifications).
New windows to rear elevation of mansard roof (roof lights)	Aluminium Flashing	Fakro ELV 09 - Aluminium flashing coated with polyester lacquer in dark grey-brown (RAL 7022). (See attached specifications).
Dormer windows to mansard (flashing & dormer cheeks)	Lead flashing	Code 4 lead flashing
Mansard roof gutters and tile-brick junctions	Lead flashing	Code 4 lead flashing

We trust you have the required information to allow this application to be registered. If for any reason there are any concerns, we would be grateful if you would contact us to allow us the opportunity to address these.

We look forward to receiving confirmation in due course that the above condition has been discharged.

Yours sincerely,

Panos Fafalios  
(for and on behalf of Tortuga Investments Limited)

Attachments:

- 1 – Condition 3 Images - Rev. A.pdf
- 2 – Bespoke Sash Window Image.jpg
- 3 – Window Detail-Sash-A3.pdf
- 4 – Roof Light Window.pdf
- 5 – Roof Light Flashing.pdf