

FRG/B/PL/06  
31 August 2017

Kate Henry  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
London  
N1C 4AG

**StudioMarkRuthven**  
architecture

Dear Mrs Henry

**115 FROGNAL, LONDON NW3 6XR, REF. 2017/2917/P  
DISCHARGE OF PLANNING CONDITIONS**

On behalf of our clients, Mr & Mrs Crocker, please find attached the requested information in order to discharge the conditions as stipulated in the Decision Notice for the above planning application, dated 18 August 2017.

We have submitted the documentation and drawings through the planning portal, that reference is PP-06331537. The condition numbers listed below are as the numbers in the Decision Notice.

- 1) **Condition 3a)** – "...manufacturer's specification details of all facing materials and samples of those materials..."
  - a) The facing materials are on site, photos and descriptions of those materials are included in drawings forming this submission, materials include the following:
    - Facing brick by Petersen Tegl, brick reference D34. The technical sheet is included in this submission.
    - Stone from GD Stone, natural grey limestone. The technical sheet is included in this submission.
    - Polished concrete by Lazenby, "steel grey" colour.
    - Clay pavers by Vande Moortel, in "pearl grey" colour.
  - b) General arrangement drawings of the elevations of the house are included to illustrate where the various materials are located, these drawing are:
    - FRG-300A, north elevation, scale 1:50 @ A1 size paper.
    - FRG-301A, east elevation, scale 1:50 @ A1 size paper.
    - FRG-302A, south elevation, scale 1:50 @ A1 size paper.

- c) Coloured rendered plans of the front and rear gardens are included to illustrate the locations of the various facing materials, these drawings are:
- FRG-902, front garden, scale 1:50 @ A1 size paper.
  - FRG-903, rear garden, scale 1:50 @ A1 size paper.

- d) Details of the front and rear hard landscaping are also included in this submission, they are all at scale 1:20 @ A3 size paper, they are the following:
- FRG-905A, front garden boundary fence.
  - FRG-906A, front garden primary steps.
  - FRG-907A, front garden steps and planter wall.
  - FRG-908A, front garden planter walls.
  - FRG-909A, parking area retaining wall.
  - FRG-910A, steps from entry landing to parking.
  - FRG-911A, rear garden rebuilt boundary wall.
  - FRG-912A, rear garden terrace and raised planters.
  - FRG-913A, step ST.04 details
  - FRG-914A, step ST.04 details

2) **Condition 3b)** – “Details including section 1:10 of all window and external doors.”

- a) General arrangement section drawings through the house to locate details listed below, they are at a scale of 1:50 @ A1 paper size, the drawing are the following:

- FRG-200A, general arrangement section AA.
- FRG-201A, general arrangement section BB.
- FRG-202A, general arrangement section CC.
- FRG-205A, general arrangement section FF.
- FRG-206A, general arrangement section GG.

- b) Detail drawings of windows and doors are attached, they are all at scale 1:10 and 1:5 @ A3 size paper, they include:

- FRG-402A, window head and green roof build-up.
- FRG-403A, window sill and green roof build-up.
- FRG-404A, window head and parapet detail.
- FRG-405A, rooflight RL.01 detail.
- FRG-406A, garage door threshold.
- FRG-407A, garage door head and parapet detail.
- FRG-408A, garage pedestrian door head, parapet and green roof detail.
- FRG-410A, window sill detail and planter detail.
- FRG-411A, window sill and window head details.
- FRG-412A, window head detail and parapet wall detail.
- FRG-416A, door threshold detail.
- FRG-417A, door & window sill and head detail, including awning details.
- FRG-418A, window head detail.

- c) Window and door schedules are included in this submission. The window and door reference numbers correspond to the reference numbers on the elevations (listed in 1b) above. The drawings numbers of the schedules are the following:

- FRG-810A to (and including) FRG-821A, scale 1:50 and 1:20 @ A3 paper size.

- 3) **Condition 5** – “...details in respect of the green roof in the area indicated on the approved roof plan...”
- a) General arrangement plan of the roof showing extent of green roof is included, it is:
- FRG-102A, roof plan, scale 1:50 @ A1 size paper.
- b) Detail drawings and specification of the green roof are included, they are the following (also listed previously in 2a) above:
- FRG-402A, window head and green roof build-up.
  - FRG-403A, window sill and green roof build-up.
  - FRG-408A, garage pedestrian door head, parapet and green roof detail.
- 4) **Condition 6** – “...detailed plans showing the location and extent of photovoltaic cells to be installed...”
- a) Roof plan from M&E Engineer (Will Potter Partnership) indicating extent and location of PV cells, drawing number is:
- FRG/E14 Rev T1, scale 1:50 @ A1 paper size.
- b) Technical sheet of roof fixing details from Sika, titled:
- Method Statement Sika Solar Mount-1, dated February 17, 2015.
- 5) **Condition 10** – “...full details of hard and soft landscaping, including replacement tree planting, and means of enclosure of all un-built, open areas...”
- a) Landscape Designers (Green Square Design) coloured drawings of the front and rear gardens, as well as a planting schedule, they include:
- Planting Plan, rear garden - scale 1:50 at A1, dated 7 August 2017.
  - Planting Plan, front garden – scale 1:50 at A2, dated 7 August 2017.
  - Plant schedule, references correspond to references on the above plans.
- b) Coloured rendered plans of the front and rear gardens showing the details and materials of the hard landscaping, these drawings are listed in 1c) above.
- c) Details of the front and rear hard landscaping, these drawings are listed in 1d) above.
- 6) **Condition 18** – “...a suitably qualified chartered engineer... been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration...”
- a) Letter from Fluid Structural Engineers, reference 24606 dated 31 August 2017, regarding their on-going involvement with the project.

7) There are two remaining pre-commencement conditions, which will be submitted for discharge as soon as they are ready, these include:

a) Condition 4

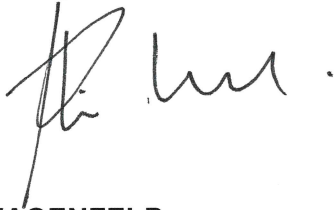
- a) “energy efficient measures”,
- b) “...appropriate renewable or low carbon sustainable energy sources...”
- c) “...associated air quality or noise management reports...”

b) Condition 15

- “...a contract for the carrying out of the works of redevelopment of the site has been made...”

We trust that this submission satisfies your requirements and that the conditions listed above can be discharged as the earliest possibility.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Philip Wagenfeld', with a stylized flourish at the end.

**PHILIP WAGENFELD**

cc: Mr & Mrs Crocker