

Our Ref: 16063/KM/th
Your Ref: PP-06247780
Email: kmatthews@firstplan.co.uk
Date: 06 October 2017

Planning Department
Camden Council
5 Pancras Square
London
N1C 4AG

Dear Sirs,

**APPLICATION TO DISCHARGE CONDITIONS 4, 5, 7, 8 AND 10 OF PLANNING PERMISSION
2016/0279/P
38 REGENT'S PARK ROAD, LONDON NW1 7SX**

We are instructed by our client to submit this application to discharge Conditions 4, 5, 7, 8, and 10 of planning permission ref: 2016/0279/P, which granted planning permission for:

'Erection of front, side and rear extensions with rear 1st floor roof terrace, including basement excavation and various external alterations, and conversion of two flats at lower ground, ground and first floor levels to one maisonette (Class C3); and excavation to create sunken garden room at basement level with roof terrace above at north end of rear garden to provide ancillary accommodation to existing residential dwelling (Class C3).

This application has been submitted via the Planning Portal under reference PP-06247780. The requisite fee of £97 has been paid via the Planning Portal.

Condition 4

Condition 4 states that:

"Before the development commences, details of secure and covered cycle storage area for 2x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies."

In terms of the requirements of condition 4, the council has set out the requirement to provide two cycle spaces. The area set out in the plan provided will enable the storage of 2 cycles as required, and therefore is sufficient to satisfy this requirement (Drawing No. 2014-002 11A)

Condition 5

Condition 5 states that:

“The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee’s responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.”

Accordingly, The Elliott Wood Partnership have been instructed to oversee the works. They are a structural and civil engineer firm and have a 20 year portfolio of projects of differing sizes and sectors. They are therefore fully qualified to oversee the work proposed as part of this application.

Condition 7

Condition 7 states that:

“Prior to commencement of the relevant works, a sample panel of the facing brickwork to be used on the 2 storey rear extension, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved sample, which shall be retained on site until the relevant work has been completed.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.”

Details of the brickwork can be seen below. Should the officers require to view the brick on site this can be arranged.

- Proposed colour: Rustington Antique
- Supplier: www.traditionalbrickandstone.co.uk
- Texture: Weathered
- Face-bond: Running Bond
- Pointing: Concave

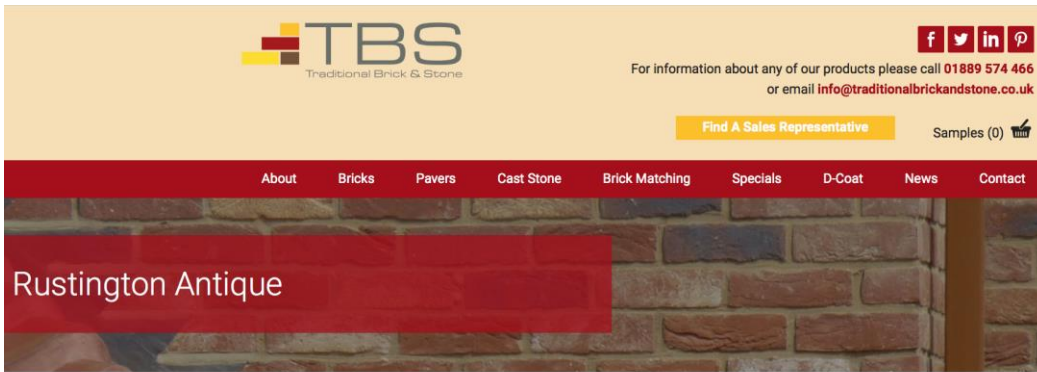


Image: Sample of brickwork to be used on site.

Condition 8

Condition 8 states that:

“Prior to commencement of any alterations to the front boundary, full details of the front boundary treatment shall be submitted to and approved in writing by the local planning authority. The front boundary treatment shall be constructed in accordance with the approved details.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.”

The proposed boundary treatment is of a high-quality design that respects the local context in accordance with policies CS14 and DP25. Details of the treatment can be seen in the attached document (Drawing No. 2014-002-111A)

Condition 10

Condition 10 states that:

“A 1.7 metre high screen (from ground level of balcony), details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected

on the eastern boundary side of 1st floor balcony prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies. Overall, it is therefore considered that the information provided satisfy the requirements of the aforementioned conditions, and that the Council should support the details provided."

Accordingly, a 1.7m high black trellis with plants growing up it will be installed on the balcony. Details can be seen in the attached document (Drawing No. 2014-002-113A).

I trust that you have sufficient information in order to validate the application, however, should you have any queries then do not hesitate to contact me.

Yours Faithfully,



KATE MATTHEWS
Director