



GERALDEVE

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FOA: Jonathan McClue

25 April 2018

Our ref: LJW/GBR/MSO/J10337

Your ref: 2016/6311/P / PP-06921963

Dear Sir/ Madam

Town and Country Planning Act 1990 (as amended)
Discharge of Condition 3 part (a) and condition 4 of app ref. 2016/6311/P
101 Camley Street, London

On behalf of our client, Chalk Farm Development Limited c/o Aragorn Properties Corp, we enclose an application for the discharge of part of condition 3 part (a) and condition 4 attached to planning permission ref. 2016/6311/P.

Background

On 18 March 2015 full planning permission (ref. 2014/4385/P) was granted for the:

“Demolition of existing building and redevelopment for a mixed use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm.”

Subsequent to this, a Section 73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”

Condition 3

Condition 3 of the permission (ref. 2016/6311/P) in full states:

“The details of the following shall be submitted to and approved in writing by the local planning authority (in consultation with the Canal and River Trust where relevant) before any work is commenced on the relevant part of the development:

- a) **Facing materials of all buildings;**
- b) Details including sections at 1:10 of all windows, timber or other panels, ventilation grills, external doors and gates
- c) Details including materials of all balconies[, winter gardens] and roof terraces
- d) Details of all external lighting within the public realm of the site and fixed to buildings
- e) Details of CCTV, lighting of entrance areas and control of access points
- f) Detailed design of the bridge
- g) Detailed design of the steps and access lift.

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

Condition 4

Condition 4 of the permission (ref. 2016/6311/P) in full states:

“A sample panel of the facing materials, including a brickwork panel demonstrating the proposed colour, texture, jointing and fixing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and 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.”

In line with requirements of condition 4, a meeting took place on 17 April 2018 between LB Camden officers Jonathan McClue and Kevin Fisher, and the project team on site to view four sample brick/ mortar panels. The samples had been prepared by Hutchinson and Partner Architects following a rigorous selection process. It was agreed with officers that the RT 160 bricks with a recessed grey mortar joint in a wild bond were the preferred sample, as the brick and mortar colour were the truest representation of the planning intent.

Further a Brick Material Study, prepared by Hutchinson & Partners, has been submitted as part of this application. The Study outlines the brick selection process and provides a summary of the on-site sample panel review with London Borough of Camden that took place on 17 April 2018.

Application documentation

Accordingly the following documents have been submitted via the planning portal for approval:

- Completed application form; and
- Brick Material Study, prepared by Hutchinson and Partners.

Our client will pay £116.00, being the requisite application fee, to Camden Council online referring to reference PP-06921963.

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Gary Brook (020 7333 6311) or Marnie Sommariva (020 7518 7257) of this office.

Yours faithfully

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Enc. As above