

PD7193/WE/ARS/HH

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25 June 2018

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

FAO Charlotte Meynell

**PLANNING PORTAL
REF: PP-07058613**

Dear Ms Meynell

**44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – PARTIAL APPROVAL OF DETAILS PURSUANT TO
CONDITION 4 (MATERIALS) ATTACHED TO PLANNING PERMISSION REF. 2016/7089/P**

On behalf of our client, Victoria Square Property Company Ltd, please find enclosed an application for the partial approval of details pursuant to Condition 4 (Materials) attached to planning permission ref. 2016/7089/P, which was approved by the London Borough of Camden on 22 June 2017.

This Application is submitted via the Planning Portal, reference PP-07058613.

Background

Planning permission was granted on 22 June 2017, under reference 2016/7089/P, for:

"The partial demolition of the house at no. 44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement."

Condition 4 (Materials)

This Application seeks to partially discharge Condition 4 attached to permission ref. 2016/7089/P, which states:

"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.**

- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings including dormer windows at a scale of 1:10 with typical glazing bar details at 1:1.**
- c) typical façade details including parapet; parapet cornice; chimney and; mansard roof junction details at a scale of 1:10.**
- a) Samples and manufacturer's details of all new facing materials including glass extension; roof slate; rainwater goods; boundary treatment; white wash façade walls; brick and stonework.

The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall then be carried in accordance with the approved details."

This Application seeks approval only of details in relation to parts 'a', 'b' and 'c' of this condition, consistent with the requirements as highlighted in bold above.

A subsequent submission will be made in due course in order to secure approval of details in respect of part 'd' of this condition

In accordance with the above, the following information is hereby submitted to enable the discharge of this condition:

Part 'a' Railings

- Proposed Envelope Drawings – New Railing Detail (173_E_PL-COND_04_02).

Part 'b' New Window/Door Openings

- Proposed Envelope Drawings – Window Detail (173_E_PL-COND_04_01).

Part 'c' Typical Façade Details

- Proposed Envelope Drawings – Parapet Detail (173_E_PL-COND_04_03); and
- Proposed Envelope Drawings – Chimney Detail (173_E_PL-COND_04_04).

Administrative Matters

This Application is submitted via the Planning Portal, ref. PP-07058613.

The submission also comprises the requisite completed application form. The application fee of £116.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No.2920) (As Amended) and payment has been made directly to the Council.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the application. However, if you have any outstanding queries or should you require any further information please do not hesitate to contact Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk) or Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk) at this office.

Yours faithfully



Montagu Evans LLP

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