



# GERALDEVE

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FOA: Jonathan McClue

20 July 2018

**Our ref: LJW/GBR/MSO/J10337**

**Your ref: 2016/6311/P / PP-07145925**

Dear Sir/ Madam

**Town and Country Planning Act 1990 (as amended)**  
**Discharge of part of Condition 3 part (a) and part of condition 4 of app ref. 2016/6311/P**  
**101 Camley Street, London, NW1 0PF**

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of part of condition 3 part (a) and part of 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.”**

On 6 June 2018 the discharge of part of condition 3 (a) and part of condition 4 was approved (ref. 2018/1925/P). This application related to approval of the bricks only and Camden’s planning and design officers reviewed a sample panel of the bricks on site on 17 April 2018.

### 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.”**

An External Metalwork Material Study, prepared by Hutchinson & Partners, has been submitted as part of this application. The Study outlines the process to select the colour and finish of the external metalwork at 101 Carriley Street. The metalwork samples were tested in situ against the brick samples on site and were subject to different levels of sun exposure to assess any potential changes in colour. The final sample selected is RAL 9005 Matt Finish, as the colour and finish is considered the truest representation of the consented scheme proposal.

In line with the requirements of condition 4, samples of the metalwork have been prepared on site. Officers are welcome to arrange a visit to view these samples during the determination period of this application should this be required.

### Application documentation

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

- Completed application form; and
- External Metalwork 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-07145925**.

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

*Gerald Eve LLP*

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Enc. As above