



GERALDEVE

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

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO Jonathan McClue

19 September 2018

Our ref: LJW/CKE/LOB/J10346

Your ref: 2018/0663/P

Dear Sir

Town & Country Planning Act 1990 (as amended)
Stephenson House, 75 Hampstead Road, NW1 2PL

Part discharge of planning condition 32 of planning application ref: 2018/0663/P

We write on behalf of our client, Lazari Properties 2, to submit an application to formally discharge Part A of planning Condition 30 attached to planning permission 2018/0663/P.

Planning Permission (ref: 2017/3518/P) was granted on 8 March 2018 for:

“Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works”.

An application for minor material amendments (ref: 2018/0663/P) under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission 2017/3518/P was approved on 2 July 2018 for:

“Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)) namely to demolish 60% of the existing primary structure (as opposed to 30%) and to increase the overall height of the building by 450mm.”

Part A of planning Condition 30 of permission 2018/0663/P states:

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“Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate that greenfield run off rates (5l/s) will be achieved (unless otherwise agreed). The system shall include green and brown roofs and below ground attenuation, as stated in the approved drawings”.

This application is for the partial discharge of Condition 30. Part B of the Condition will be discharged at a later date, prior to occupation, as required.

Accordingly, we enclose the following information for your approval:

- Completed Application Form; and
- Surface Water Disposal Strategy.

The application fee of £116 will be paid to the Planning Portal directly.

We look forward to receiving notice of your receipt and validation of this application. If you have any questions, please do not hesitate to contact Caroline Keane (020 7333 6245) or Laura O'Brien (020 7333 6355) of this office.

Yours faithfully,



Gerald Eve LLP

ckeane@geraldeve.com
Direct tel. +44 (0)20 7333 6245