

25<sup>th</sup> October 2018

FAO Seonaid Carr  
Case Officer  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
London  
WC1H 8ND

19 Maltings Place  
169 Tower Bridge Road  
London SE1 3JB  
Telephone  
020 7089 2121  
info@tibbalds.co.uk  
www.tibbalds.co.uk

Dear Seonaid/Regeneration and Planning Development Management,

**Regents Park Estate, London, NW1 – Approval of Details application to re-discharge Condition 11 (part a) for Dick Collins Hall and The Victory Public House sites of 2015/3076/P**

**Current planning position**

On the 9<sup>th</sup> December 2015, the above referenced site received planning permission (under application reference no: 2015/3076/P) for the following works:

*“Two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots including on green/open space in plots 2,3,4. Development would range from 3 to 11 storeys in height, with associated landscape and public realm works, reorganisation of car parking and associated infrastructure works, following demolition of Dick Collins Hall, Victory Public House, and the Cape of Good Hope Public House. All in association with High Speed 2 proposals.”*

Associated with the above consent (and of relevance to this proposed planning application) the Dick Collins Hall and The Victory Public House sites of the development must be carried out in accordance with the following approved plans:

- P5-303 (Dick Collins Hall – South Elevation);
- P5-304 (Dick Collins Hall – West Elevation);
- 1220 (Proposed Albany Street Elevation – West/Front);
- 1221 (Proposed Nash Street Side Elevation – North)

These plans are listed in full on the decision notice under Condition 2.

**Changes sought by virtue of the approval of details planning application**

Since planning permission for 2015/3076/P was consented, the design

**Directors**

**Jane Dann**  
BA MA(UD) DipArch MRTPI

**Jennifer Ross**  
BA(Hons) MRTPI

**Sue Rowlands**  
BA(Hons) DipArch  
MA(UD) RIBA MRTPI

**Hilary Satchwell**  
BA(Hons) DipArch RIBA

**Associate Directors**

**Katja Stille**  
BA(Hons) DipArch MA(UD)

**Jon Herbert**  
BSc (Hons) Dip TP MRTPI

**Matt Shillito**  
BA MSc DipUD MRTPI

**Associates**

**Lizzie Cowan**  
BArch(Hons) MSc

**Claire Perrott**  
BA(Hons) DipArch RIBA

development for this project has been developed further.

Further to discussions with the applicant (Lovell), the following amendments are proposed:

- Change of the pattern of balconies along the West and North elevations at The Victory Pub site from punched to embossed.
  - This is due to difficulties in obtaining the embossed pattern as this can't be manufactured by the supplier in this country.
- The addition of vertical and horizontal divisions to the planning approved windows to make them functional as AOV windows, along the South and West elevations of the Dick Collins Hall site.
  - The reason for the division of the large windows is that it was not possible to manufacture the windows at their original size and for them to still work as an AOV.

Upon review of the consented and proposed drawings, it is considered that the changes required can be considered as non-material in nature, and would normally be covered by the submission of a Section 96A (NMA) application.

However, the full decision notice associated with 2015/3076/P included a planning condition (no. 11 part a) which required details to be submitted and approved in relation to:

- a) Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates.*

Condition 11 was submitted and discharged in full (parts a – e) in July 2018 under reference no: 2016/2970/P.

Despite the above approval, the detailed design of the windows and balconies for the Dick Collins Hall and The Victory Pub sites (resulting from the complexities which have come to light – as described above) has only recently been completed. It is therefore considered appropriate to submit the revised drawings in order to re-discharge part a of condition 11, and formalise these details.

As a result, this planning application includes a revised set of elevation and section plans, which are titled as follows:

- DCH-IW-XX-ZZ-DR-A-10.5.01 – Rev F (External Windows Schedule);
- DCH-IW-XX-ZZ-DR-A-10.5.02 – Rev H (External Door Schedule);
- DCH-IW-XX-ZZ-DR-A-17.02 – Rev K (External Elevations – West);
- DCH-IW-XX-ZZ-DR-A-17.03 – Rev I (External Elevations – South);
- TVP-IW-XX-ZZ-DR-A-17.02 – Rev K (External Elevation – North & West);
- TVP-IW-XX-ZZ-DR-A-35.201 – Rev D (External Balcony & Terrace Details);

- TVP-IW-XX-ZZ-DR-A-35.202 – Rev C (External Balcony & Terrace Details);
- TVP-IW-XX-ZZ-DR-A-35.204 – Rev E (External Balcony & Terrace Details);
- TVP-IW-XX-ZZ-DR-A-35.206 – Rev E (External Balcony & Terrace Details);
- TVP-IW-XX-ZZ-DR-A-35.207 – Rev E (External Balcony and Terrace Details);
- TVP-IW-XX-ZZ-DR-A-35.212 – Rev E (External Balcony & Terrace Details).

Consequently, this approval of details planning application seeks to update condition 11 (part a) to allow the revised plans to be formally approved and in turn formalise the amendments.

In respect of the above application, the following documents have been submitted via the Planning Portal via ref: PP-07380579:

- Cover Letter (this document);
- Drawing Schedule by Ingleton Wood LLP;
- Extract from the approved Design and Access Statement (showing the Cape of Good Hope balustrading screening);
- Full set of existing approved planning drawings (see above);
- Full set of revised planning drawings (see above);

The requisite planning application fee of £116.00 has been paid via credit card.

We look forward to receiving confirmation that the application has been validated. However, should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

For Tibbalds Planning and Urban Design



Senan Seaton Kelly  
Planner

[senan.seaton-kelly@tibbalds.co.uk](mailto:senan.seaton-kelly@tibbalds.co.uk)

Direct dial: 020 3598 3968