



GERALDEVE

Development Management (Camden Council)  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE



FOA: Jonathan McClue  
28 November 2018

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

**Your ref: 2016/6311/P / PP-07436473**

Dear Sir/ Madam

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

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

In line with the requirements of condition 3 part (b) a Facing Materials Detail Drawings Pack, prepared by Hutchinson & Partners, has been submitted as part of this application. The pack comprises elevations and sections at a scale 1:10 to show details of the windows, ventilation grills, curtain walls and external doors. These are shown in detailed drawings of a typical residential bay, enclosed residential bay, terrace bay and reception entrance. Each drawing is clearly annotated to show the materiality and colour for each element of the approved development. Where appropriate the RAL number is stated.

The timber or other panels and gates are subject to further discussions and will come forward as a separate application to discharge condition 3 part (b) in full. Indeed discussions are currently taking place as to the materials used at the balcony surrounds and soffits and it may be agreed as part of the pending Section 73 application (ref. 2018/3682/P) that the wording of this condition should be amended.

#### **Application documentation**

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

- Completed application form; and
- Facing Materials Detail Drawings Pack, prepared by Hutchinson and Partners.

[REDACTED]

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 [REDACTED] or Marnie Sommariva [REDACTED] of this office.

Yours faithfully

[REDACTED]

**Gerald Eve LLP**

[REDACTED]