

PD7193/WE/ARS/HH

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14 February 2019

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

FAO Charlotte Meynell

APP REF: 2018/2986/P

Dear Ms Meynell

44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – 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 additional information pursuant to the current application (ref: 2018/2986/P), which was submitted on 25 June 2018 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 was submitted via the Planning Portal (ref: PP-07058613) on 25 June 2018 and was validated on 6 July 2018 (ref: 2018/2986/P).

Condition 4 pursuant to planning permission ref: 2016/7089/P 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.**
- d) 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."

The June 2018 Application sought to partially discharge Condition 4 in relation to parts 'a', 'b' and 'c' only, consistent with the requirements as highlighted in bold above.

It was proposed that a further application would be submitted to secure approval of details in respect of part 'd' of this condition following procurement of the proposed materials.

In accordance with the above, the following information was submitted to enable the partial discharge of condition 4:

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).

Following the validation of this Application however, it was advised by Charles Rose (London Borough of Camden Conservation Officer) that it would be preferable for all parts of the condition to be dealt with concurrently, under application ref: 2018/2986/P, in order to ensure that the original design intent is fully achieved.

Accordingly, material samples pursuant to part 'd' were secured and on 17 October 2018, a meeting took place on site to review the proposed materials. Further work was required following this meeting in order to address the Conservation Officer's comments. This work has now been concluded and the requisite information to satisfy part 'd' of condition 4 is hereby submitted, including:

- Application Document (ref: 173_PL-COND_4D_01), prepared by 21st Architecture Limited, dated February 2019;
- Proposed Elevation 01 (ref: 173_PL_COND_04D_01 Rev P2);
- Proposed Elevation 02 (ref: 173_PL_COND_04D_02 Rev P2); and
- Proposed Elevation 03 (ref: 173_PL_COND_04D_03 Rev P2).

In addition to the above, a number of additional drawings are hereby submitted in respect of part 'b' of condition 4, including:

- Proposed Envelope Drawings – Rear Window Details (ref: 173_E_PL_COND_04_05 Rev *);
- Proposed Envelope Drawings – Rear Parapet and Dormer Details (ref: 173_E_PL_COND_04_06 Rev B);
- Proposed Envelope Drawings – Glass Box Details (ref: 173_E_PL_COND_04_07 Rev *);

- Proposed Envelope Drawings – Glass Box Details (ref: 173_E_PL_COND_04_08 Rev *); and
- Proposed Envelope Drawings – Glass Box Details (ref: 173_E_PL_COND_04_09 Rev *).

We trust the above and enclosed is in order and will allow you to progress the determination of application ref: 2018/2986/P. 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

Enc.