

22 February 2019



Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Nigel Dexter

Dear Sir/Madam

**29 New End, NW3 1JD  
Application for Part Discharge of Condition 6 (Materials) and Condition 9 (Landscaping and Enclosures)**

On behalf of the applicant, New End LLP, we are instructed to apply for the part discharge of a condition placed upon an existing planning permission.

Planning permission was given on appeal on 2 February 2015 (PINS Ref: APP/X5210/A/14/2218243, LPA Ref: 2012/3089/P) for:

*Demolition of the existing building at 29 New End and creation of 17 residential (C3) units over lower ground, ground, first, second, third, fourth and fifth floor levels; creation of a new vehicular access and access to basement parking; works to boundary wall; works to soft and hard landscaping; and other incidental works.*

A range of pre-commencement conditions were discharged before the demolition of the previous building on-site. Since then, substantive works have commenced and remain ongoing.

Subsequently, the original approval was subject to an amendment resulting in an updated planning permission being issued in November 2018 (Ref: 2017/6973/P).

This application provides details for the **partial discharge of Conditions 6 and 9**, specifically in regard to the stone material to be used on the approved development, external windows and doors and the brick and form details of the eastern boundary wall that runs adjacent to Christchurch Passage.

This information is submitted following the approval of a brick sample for the main building's construction under an earlier partial discharge of Condition 6 (Ref: 2018/3632/P, dated 27 November 2018).

This current submission addresses other elements of the approved scheme and does not supersede this earlier approval.

In support of this application, in addition to relevant application forms and notices please find enclosed:

- Material samples specification sheet, prepared by KSR Architects;
- Approved elevations drawing (Ref: NEN-PL-370 Rev D) demonstrating the form of the boundary wall to Christchurch Passage;
- A copy of the appeal decision notice dated 2 February 2015; and



- A copy of the planning permission for an amendment to the scheme (Ref: 2017/6973/P), dated 7 November 2018.

A sample panel of the proposed materials is also available to view on-site at officers' request.

### Planning Considerations

Pre-Application discussions were held with planning and design officers in late 2018 (Ref: 2018/4807/PRE). The materials now being proposed have been selected in response to the comments from officers and to ensure that all relevant design matters have been addressed.

Condition 6 states:

*A sample board and product information, showing all facing materials including a 1m x 1m panel of brickwork (demonstrating the proposed colour, texture, face-bond and pointing), natural slate, stone dressings, balcony and handrail sections, windows and external doors 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 samples shall be retained on site until the work has been completed.*

This submission provides details of the external appearance of each of the following:

- Proposed stone dressings to provide window surrounds and sills, profiles, balcony edges and copings;
- Proposed brick (including mortar) for the boundary wall that runs adjacent to Christchurch Passage (discussed further below with regard to Condition 9);
- Proposed material and colour for all windows including those within the brickwork, within the cladded roof and oriel windows; and
- Proposed metal window surrounds, profiles and upstands.

All materials have been selected to complement the brick being used for the main building as previously approved (Ref: 2018/3632/P, dated 27 November 2018).

Details of the approved brick are also included on the sample sheet *for reference only*.

As required by the condition, the sample panel will be maintained on-site until relevant works have been completed.

It is acknowledged that details of the slate materials will remain to be agreed. These elements will be submitted separately.

Condition 9 states:

*No dwelling shall be occupied until hard and soft landscaping and means of enclosure (including external gates) have been carried out in accordance with details which have first been submitted to and approved in writing by the local planning authority. Such details shall include any proposed earthworks including grading, mounding and other changes in ground levels, and planting of roof terraces. Any trees or plants which within a period of 5 years from the completion of the development*



*die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.*

Following discussions with officers, a brick and mortar has been selected to ensure that the new boundary wall to Christchurch Passage closely resembles the wall that had been found in this location prior to development of the site commencing. Specifically, this relates to an Imperial Handmade brick by Michelmersh and a mortar mix that provides a match for the previous lime mortar.

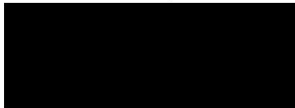
These items are detailed on the submitted technical specification sheet with a sample also available to view on-site.

The dimensions, form and shape of the wall will be constructed to match those shown on the approved elevation (Ref: NEN-PL-370 Rev D).

All other details of hard and soft landscaping and means of enclosure other than the boundary wall to Christchurch Passage shown here will be submitted separately at a later date.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me as set out at the head of this letter.

Yours faithfully



Nigel Dexter  
Associate