

8 March 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 Discharge of Condition 3 (Fenestration, Doors and External Material Detailing)**

On behalf of the applicant, New End LLP, we are instructed to apply for the 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) and then a further amendment resulting in another updated planning permission being issued in February 2019 (Ref: 2017/6306/P).

This application provides details for the **discharge of Conditions 3**.

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

- Detailed sections, elevations and plans of proposed fenestration, doors and external material detailing, prepared by KSR Architects;
- Schedules of the range of proposed doors and fenestration, prepared by KSR Architects;
- 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: 2017/6306/P), dated 27 February 2019.



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Planning Considerations

Condition 3 states:

Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- i) elevation drawings at a minimum scale of 1:10 of each window type, door type, balcony and balcony balustrade/handrail;*
- ii) plans and sections at a minimum scale of 1:5 of all typical fenestration and door details (jambes (including stone surrounds), heads (including stone surrounds), cills, frame profiles);*
- iii) plans, sections and elevations at a minimum scale of 1:5 of all dressing details (including parapet copings), and of junctions.*

The relevant parts of the works shall be carried out in accordance with the details thus approved.

The full range of drawings now submitted is as follows:

Drawing Reference	Drawing Name
15031-PL-4-130.1 Rev B	Section C Details 1-1
15031-PL-4-130.2 Rev B	Section C Details 1-2
15031-PL-4-130.3 Rev B	Section C Details 1-3
15031-PL-4-131.1 Rev B	Section C Details 2-1
15031-PL-4-131.2 Rev B	Section C Details 2-2
15031-PL-4-131.3 Rev B	Section C Details 2-3
15031-PL-4-132.1 Rev B	Section C Details 3
15031-PL-4-150.1 Rev B	Section E Details 1-1
15031-PL-4-150.2 Rev B	Section E Details 1-2
15031-PL-4-161.1 Rev B	Section F Details 2-1
15031-PL-4-161.2 Rev B	Section F Details 2-2
15031-PL-4-310.1 Rev B	Typical Roof Details 1
15031-PL-4-311.1 Rev B	Typical Roof Details 2
15031-PL-4-411 Rev B	Typical Window Details 1
15031-PL-4-412 Rev B	Typical Window Details 2
15031-PL-4-413 Rev B	Typical Window Details 3
15031-PL-4-415 Rev B	Typical Window Details 4
15031-PL-4-416 Rev B	Typical Window Details 5
15031-PL-4-513 Rev B	Garage Door
15031-PL-4-614 Rev B	Cycle Store
15031-PL-4-616 Rev B	Brickwork Details



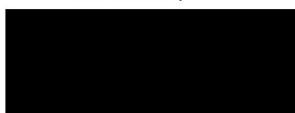
15031-PL-4-701 Rev B	Balcony Railing
15031-PL-4-702 Rev B	Parapet Railing
15031-PL-4-703 Rev B	Juliette Balcony Railing
15031-PL-8-111 Rev B	Window Schedule
15031-PL-8-113.1 Rev B	Window Elevations 1
15031-PL-8-113.2 Rev B	Window Elevations 2
15031-PL-8-113.3 Rev B	Window Elevations 3
15031-PL-8-121 Rev B	External Door Schedule
15031-PL-8-122.1 Rev B	External Door Elevations 1-1
15031-PL-8-122.2 Rev B	External Door Elevations 1-2
15031-PL-8-122.3 Rev B	External Door Elevations 1-3
15031-PL-8-122.4 Rev B	External Door Elevations 1-4
15031-PL-8-122.5 Rev B	External Door Elevations 1-5
15031-PL-8-122.6 Rev B	External Door Elevations 1-6
15031-PL-8-122.7 Rev B	External Door Elevations 1-7
15031-PL-8-123.1 Rev B	External Door Elevations 2-1
15031-PL-8-123.2 Rev B	External Door Elevations 2-2
15031-PL-8-123.3 Rev B	External Door Elevations 2-3
15031-PL-8-123.4 Rev B	External Door Elevations 2-4
15031-PL-8-123.5 Rev B	External Door Elevations 2-5
15031-PL-8-123.6 Rev B	External Door Elevations 2-6

The submitted information provides details of each of the different types of windows and doors that are proposed for the development with each allocated to a specific residential unit as noted on the relevant schedules.

Full details of all parapets, jambs and cills are also noted.

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