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10<sup>th</sup> April 2018

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

**Your ref: 2016/6311/P / PP-07771940**

Dear Sir/ Madam

**Town and Country Planning Act 1990 (as amended)**  
**Discharge of part of Condition 3 part (a) and part of condition 4 of app ref. 2016/6311/P**  
**101 Camley Street, London, NW1 0PF**

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of part of condition 3 part (a) and part of condition 4 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.”**

A Section 73 application (ref. 2018/3682/P) was submitted on 7 August 2018 for the:

**“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) 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 external amendments to the approved development -**

**Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”**

This application is due to be determined shortly. If this Section 73 application is determined in advance of the discharge of conditions submission we request that the discharge of conditions 6 in part and condition 7 are switched to apply to application ref. 2018/3682/P.

### **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.”**

### **Condition 4**

Condition 4 of the permission (ref. 2016/6311/P) in full states:

**“A sample panel of the facing materials, including a brickwork panel demonstrating the proposed colour, texture, jointing and fixing 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 panel shall be retained on site until the work has been completed.”**

On 6<sup>th</sup> June 2018, an application (ref. 2018/1925/P) was approved to part discharge condition 3(a) and part discharge condition 4 relating to the brickwork. LB Camden planning and design officers viewed a sample panel of the proposed bricks on 10<sup>th</sup> April 2018 and a Brick Material Study, prepared by Hutchinson and Partners was submitted as part of the application. The approved brick is Randers Tegl Ultima Range RT 160 bricks with a recessed grey mortar joint in a wild bond (Black grey Y2 Medium from Tarmac).

Following this, on 24<sup>th</sup> August 2018, an application (ref. 2018/3471/P) was approved to part discharge condition 3 part (a) and part discharge condition 4 relating to metal work. LB Camden planning and design officers viewed a sample panel of the proposed metal work on 8<sup>th</sup> August 2018 and an External Metal Work Material Study document, prepared by Hutchinson and Partners was submitted as part of the application.

This application seeks to discharge those details relating to glazing, framing and balustrades. In line with the requirements of condition 3 part (a) and condition 4, a Facing Materials Drawing Pack, prepared by Hutchinson and Partners has been submitted as part of the application. The pack outlines the window profile

details in RAL number 9005, details of the proposed metal louvres in RAL number 9005 and framing details. These details have already been approved as part of the application to discharge of condition 3 part (b) (ref. 2018/5927/P).

London Borough of Camden's planning and design officers have already viewed a mock-up of the proposed glazing, framing and balustrade at the manufacturing facility. Therefore, images of the mock-up to show the glazing, framing and balustrade details have been submitted as part of this application.

The final details to be submitted to discharge condition 3(a) and condition 4 in full relating to timber will be submitted in due course.

### **Application documentation**

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

- Completed application form;
- Facing Materials Drawing Pack, prepared by Hutchinson and Partners; and
- Images to show mock-up of proposed glazing, framing and balustrade.

Our client will pay £136.00, being the requisite application fee and including the £20.00 Planning Portal fee, to Planning Portal using the relevant payment reference number.

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 (020 7333 6311) or Marnie Sommariva (020 7518 7257) of this office.

Yours faithfully



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Enc. As above