

PD7193/WE/ARS/HH

email: harriet.humphrey@montagu-evans.co.uk

24 April 2019

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

**BY PLANNING PORTAL
REF: PP-07808308**

Dear Sir/Madam

**44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – PARTIAL APPROVAL OF DETAILS PURSUANT TO
CONDITION 3 ATTACHED TO PLANNING PERMISSION REF: 2015/1243/P**

On behalf of our Client, Victoria Square Property Company Ltd ("the Applicant"), please find enclosed an application ("the Application") for the partial approval of details pursuant to Condition 3 (Materials) attached to planning permission ref. 2015/1243/P, which was approved by the London Borough of Camden on 30 November 2015.

This Application is submitted via the Planning Portal, ref. PP-07808308.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for the:

"Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works."

A number of applications for non-material amendment amendments to planning permission ref: 2015/1243/P have since been approved; namely application ref: 2016/1564/P on 26 August 2016, application ref: 2016/5890/P on 9 May 2017 and application ref: 2016/7074/P on 19 July 2017. A Deed of Variation to the S106 Legal Agreement pursuant to planning permission ref: 2015/1243/P was secured under the 26 August 2016 consent.

A further application for minor material amendments was submitted to the London Borough of Camden on 13 February 2019 (ref: 2019/0882). This application was validated on 4 April 2019 and is currently pending determination.

Condition 3

This Application seeks to partially discharge Condition 3 attached to permission reference 2015/1243/P, which states:

"No development of the relevant part shall commence until detailed drawings, or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the Local Planning Authority:

- a) *Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at full size.*
- b) *Typical details of new railings, balustrade and new gates at a scale of 1:10 with finials at full size, to include method of fixing.*
- c) *Manufacturer's details of new facing materials including windows and door frames, metal cladding, gates, glazing, glazed link and balconies with a sample panel of not less than 1m by 1m demonstrating, the proposed colour, texture, face-bond and pointing of brickwork.*
- d) *Section drawings showing protrusion of photovoltaic panels to the roof of Building 2 at a scale of 1:10 and samples of the new panels to be installed.*
- e) *Samples of the materials and typical details to be used in the construction of the external surfaces of the extension to Building 1 (frontage building at 44 Gloucester Avenue) including sample panels of not less than 1m by 1m of all new facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.*

The relevant part of the development shall then be carried out only in accordance with the approved details and samples."

This Application seeks the approval only of details in relation to part 'd', consistent with the requirements of the condition as highlighted in [blue](#) above.

Details in relation to parts of 'c' and part 'e' were approved under application ref: 2017/5923/P on 18 December 2017 and details in relation to parts 'a' and 'b' were approved under application ref: 2018/2534/P on 6 September 2018. Further details in respect of parts 'b' and 'c' are currently pending determination under application ref: 2019/0851/P.

The following information is submitted to enable the partial discharge of this condition:

- Document Ref: 173_PL-COND_3D_01, prepared by 21st Architecture Ltd, dated April 2019.

This submission also comprises the requisite completed application form. The application fee of £116.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and payment has been made online.

We trust the enclosed is sufficient to enable the discharge of Condition 3 attached to permission reference 2015/1243/P. However, if you require anything further, please do not hesitate to contact Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk / 020 7312 7541) or Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk / 020 7312 7498) at this office.

Yours Faithfully



MONTAGU EVANS LLP

Enc.