

PD7193/WE/ARS/HH

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6 December 2019

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

PLANNING PORTAL: PP-08264898

Dear Sir / Madam

BLOCK E (THE HOUSE) 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 (“the Applicant”), please find enclosed an application (“the Application”) for the 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.

Background

Planning permission was granted on 22 June 2017, under reference 2016/7089/P, for:

“The partial demolition of the house at no. 44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement.”

This planning permission was granted subject to a number of conditions, including condition 4 (materials), which 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.*

- a) *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."

In June 2018, an application for the approval of details pursuant to condition 4 was submitted to the London Borough of Camden. These details were approved on 7 May 2019 and the condition was discharged (ref: 2018/2986/P).

Application

Since the approval of details in May 2019, the Applicant has appointed a full technical design team to deliver the scheme. Through detailed design work, the need has arisen for a number of amendments to both the full planning permission (ref: 2016/7089/P) and the details of materials subsequently approved pursuant to condition 4 (ref: 2018/2986/P).

This Application seeks the approval of revised details pursuant to condition 4 of planning permission ref: 2016/7089/P. A concurrent application for non material amendments to planning permission ref: 2016/7089/P has also been submitted (ref: PP-08264895). An Amendments Document, prepared by 21st Architecture, provides full details of all amendments proposed. Amendments that relate specifically to condition 4 can be found from page 33 of this document.

By way of a summary, the amendments to the details approved under condition 4 include:

- Replacement of paving within lightwells with new Yorkstone pavers to match the original design intent.
- Replacement of existing external staircase, which is in poor condition. Replacement staircase to include matching metal handrail and Yorkstone threads, as per original design intent.
- Change of material for window cills and surrounds from Yorkstone to Portland stone to match the original design intent.

All other materials and details previously approved under application ref: 2018/2986/P remain relevant.

For completeness, full details of the proposed materials (including details previously approved) have been submitted to enable condition 4 to be re-discharged in full. The table below sets out the details approved under application ref: 2018/2986/P in May 2019 and the details that are to be revised under the current application.

Table 1: Application Drawings

Drawing Title	Drawing Number	As Approved (Rev)	Revised Proposed (Rev)
Proposed Elevation 01	173_PL_COND_04D 01	P2	P3

Proposed Elevation 02	173_PL_COND_04D 02	P2	P3
Proposed Elevation 03	173_PL_COND_04D 03	P3	P4
Lightwell Staircase (New Drawing)	173_PL1_SC_01	Not submitted / approved	P
Proposed Envelope Drawings – Window Detail	173_E_PL_COND_04_01	A	
Proposed Envelope Drawings – New Railing Detail	173_E_PL_COND_04_02	*	
Proposed Envelope Drawings – Parapet Detail	173_E_PL_COND_04_03	*	
Proposed Envelope Drawings – Chimney Detail	173_E_PL_COND_04_04	*	
Proposed Envelope Drawings – Rear Window Details	173_E_PL_COND_04_05	A	
Proposed Envelope Drawings – Rear Parapet and Dormer Details	173_E_PL_COND_04_06	B	
Proposed Envelope Drawings – Glass Box Details	173_E_PL_COND_04_07	*	
Proposed Envelope Drawings – Glass Box Details	173_E_PL_COND_04_08	*	
Proposed Envelope Drawings – Glass Box Details	173_E_PL_COND_04_09	*	
Stonework Sample	N/A	N/A	Available to view on site

Administrative Matters

This Application is submitted via the Planning Portal, ref: PP-08264898.

The submission also comprises the requisite completed application form, the above drawings and a Non Material Amendment Planning Application & Condition 4 Discharge Document, prepared by 21st Architecture, dated November 2019.

The application fee of £141.00 (including £25 Planning Portal administration fee) 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) (As Amended) and payment has been made directly to the Council.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the application. 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).

Yours faithfully



Montagu Evans LLP

Enc.