

Development Control
Environment Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND

16th December 2019

FAO: David Peres Da Costa

Dear Sir/ Madam,

**LAND ADJACENT TO NO. 23 CAROL STREET,
LONDON NW1 0HT
PLANNING DOC 3 & 4
New Artist's Studio and Dwelling**

Please find enclosed our application for partial discharge of condition 3, and full discharge of condition 4 in connection with Planning Permission ref. 2017/5590/P and Non-Material Amendment ref. 2019/3249/P, as follows:

CONDITION 3: DETAILS AND MATERIALS

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;*
- b) Manufacturer's specification details of all facing materials including balcony railings (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

a) External Joinery Details

We enclose the following details of all the windows, ventilation grills, external doors and gates:

Windows

First Floor

| | | |
|------------------|--------------|---------|
| Hall WF02 | CRL/CO/C/022 | 1:10@A2 |
| Hall WF01 | CRL/CO/C/023 | 1:10@A2 |
| Main Studio WF03 | CRL/CO/C/024 | 1:10@A2 |
| Main Studio WF04 | CRL/CO/C/025 | 1:10@A2 |
| Landing WF05 | CRL/CO/C/026 | 1:10@A2 |
| Kitchen WF06 | CRL/CO/C/027 | 1:10@A2 |

Second Floor

| | | |
|---------------|--------------|---------|
| Bedroom WS01 | CRL/CO/C/031 | 1:10@A2 |
| Bathroom WS02 | CRL/CO/C/032 | 1:10@A2 |

| | | |
|-------------------|--------------|---------|
| Stairs WS03 | CRL/CO/C/033 | 1:10@A2 |
| Laundry WS04 | CRL/CO/C/034 | 1:10@A2 |
| Drawing Room WS05 | CRL/CO/C/035 | 1:10@A2 |
| Drawing Room WS06 | CRL/CO/C/036 | 1:10@A2 |
| Drawing Room WS07 | CRL/CO/C/037 | 1:10@A2 |
| Bedroom WS09 | CRL/CO/C/040 | 1:10@A2 |

Ventilation grills

| | | |
|----------------------------|--------------|---------|
| Typical Ventilation Grills | CRL/CO/C/301 | 1:10@A4 |
|----------------------------|--------------|---------|

External Doors

Basement

| | | |
|------------------|--------------|---------|
| Workshop DBX01 | CRL/CO/C/001 | 1:10@A2 |
| Plant Room DBX02 | CRL/CO/C/002 | 1:10@A2 |

Ground Floor

| | | |
|----------------------------|--------------|---------|
| Residential Entrance DGX01 | CRL/CO/C/011 | 1:10@A2 |
| Main Studio DGX03 | CRL/CO/C/012 | 1:10@A2 |
| Studio Porch DGX04 | CRL/CO/C/013 | 1:10@A2 |
| Garden Studio East DGX05 | CRL/CO/C/014 | 1:10@A2 |
| Garden Studio South DGX06 | CRL/CO/C/015 | 1:10@A2 |
| Main Studio DGX02 | CRL/CO/C/016 | 1:10@A1 |

First Floor

| | | |
|----------------------|--------------|---------|
| Kitchen Dining DGX02 | CRL/CO/C/021 | 1:10@A1 |
|----------------------|--------------|---------|

Second Floor

| | | |
|--------------------|--------------|---------|
| Drawing Room DSX01 | CRL/CO/C/038 | 1:10@A2 |
| Landing DSX02 | CRL/CO/C/039 | 1:10@A2 |

Gates

| | | |
|-------------------------------|----------------|---------|
| Residential Entrance Gate G01 | CRL/CO/C/101/A | 1:10@A1 |
| Studio Entrance Gate G02 | CRL/CO/C/111/A | 1:10@A1 |

Elevations & Sections

We enclose the following elevations and sections for reference:

| | | |
|-------------------------------|--------------|----------|
| Front Elevation Proposed | CRL/GA/101/R | 1:100@A3 |
| Flank West Elevation Proposed | CRL/GA/103/L | 1:100@A3 |
| Flank East Elevation Proposed | CRL/GA/104/L | 1:100@A3 |
| Rear Elevation Proposed | CRL/GA/105/C | 1:100@A3 |
| Section A-A Proposed | CRL/GA/201/C | 1:100@A3 |
| Section B-B Proposed | CRL/GA/202/C | 1:100@A3 |

b) Manufacturer's Specification Details

Please see below manufacturer's specification details of some of the facing materials. Samples of these materials will be provided on site for inspection and approval, and retained on site during the course of the works.

Details of the remaining facing materials will be provided in due course, as part of a separate discharge of conditions application.

We enclose the following images of the below proposed materials for reference:

| | | |
|-----------|------------|-----------|
| Materials | CRL/PH/101 | N.T.S.@A3 |
|-----------|------------|-----------|

Brickwork

Brick

BEA Sexton Luna Storm
Manufacturing Standard: NEN EN 771-1
Material Used: Clay NEN EN 771-1
Active Soluble Salts: S2

C/S (N/mm²): 20.0
Water absorption %: 12.0
Designated Durability: F2
Size T M & R: T2 R1

Bonding

Stretcher Bond

Pointing

Refer to site sample

Note

The project will include both solid brickwork walls and 25mm thick brick slip clad walls. Please refer to condition 4 below.

Zinc

Cladding & Roofing

Natural Zinc PLUS by VMZinc or similar

To weather naturally and form a textured grey patina

Timber

Cladding

Kebony Clear RAP terrace smooth

22mm thick x 90mm wide

Product no. 2558

Decking

Kebony Clear RAP shiplap 90° smooth cladding

19mm thick x 120mm wide

Product no. 2453

General Info

Produced from FSC® certified Radiata Pine modified with a bio-based liquid and patented Kebony technology

To weather naturally from a deep rich brown colour to a natural silver-grey patina

CONDITION 4: BRICKWORK

Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. 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.

The proposed facing brickwork is BEA Sexton Luna Storm and the proposed bonding is stretcher bond. A sample panel of the brickwork has been constructed on site for inspection and approval.

As noted in email correspondence with David Peres Da Costa on 17-18/10/19, the project will include both solid brickwork walls and 25mm thick brick slip clad walls. As agreed with David, we are only providing one sample panel to demonstrate both systems and have enclosed the following elevations indicating which parts of the walls are brick slips and which are solid:

| | | |
|-------------------------------|--------------|----------|
| Front Elevation Proposed | CRL/GA/101/R | 1:100@A3 |
| Flank West Elevation Proposed | CRL/GA/103/L | 1:100@A3 |
| Flank East Elevation Proposed | CRL/GA/104/L | 1:100@A3 |
| Rear Elevation Proposed | CRL/GA/105/C | 1:100@A3 |

Please contact this office for any queries and to arrange a site inspection. The samples shall be retained on site until the work has been completed.

Yours faithfully,

Diarmuid O'Sullivan
BA (hons) BSc Arch ARB
LISA SHELL architects

Cc. Make Some Space Ltd.

Applicant