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FAO Jonathan McClue

9 April 2020

Our ref: LJW/LOB/SMAC/J10346

Your ref: 2018/0663/P

Dear Sir

Town & Country Planning Act 1990 (as amended)
Stephenson House, 75 Hampstead Road, NW1 2PL

Partial discharge of planning condition 3 of planning application ref: 2018/0663/P

We write on behalf of our client, Lazari Properties 2, to submit an application to partially discharge planning condition 3 attached to planning permission 2018/0663/P.

Planning Permission (ref: 2017/3518/P) was granted on 8 March 2018 for:

"Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works".

An application for minor material amendments (ref: 2018/0663/P) under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission 2017/3518/P was approved on 2 July 2018 for:

"Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)) namely to demolish 60% of the existing primary structure (as opposed to 30%) and to increase the overall height of the building by 450mm."

Planning condition 3 of permission 2018/0663/P states:

“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 before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates**
- b) Plan, elevation and section drawings, including fascia, cornice, entrances, pilasters and glazing panels of the ground floor facades/shopfronts at a scale of 1:10**
- c) Manufacturer's specification details of all facing materials (to be submitted to the local planning authority) and samples of those materials to be provided on site, including a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing**
- d) Plan, elevation and section drawings of the balconies and balustrades**
- e) Details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas, control of access points and CCTV**
- f) Plan, elevation and section drawings of the glazed feature lantern**

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”.

At this point in time, the consultant team are in the process of finalising the details in relation to part e), and as such, this part of the condition will be discharged at a later date.

We also note that details of the lantern glass with reflective coating, roof plant screen, bespoke metal gates to the loading bay, cycle and bin stores, residential metal balustrades on the West Elevation, external light fittings and CCTV cameras, will all be provided under a separate submission against Condition 3 in due course, once current outstanding information and samples from the suppliers are received.

Accordingly, we enclose the following information for your approval to partially discharge condition 3:

- Completed Application Form;
- Covering Letter, prepared by Marks Barfield Architects;
- Material Key Document, prepared by Marks Barfield Architects;
- Material Specifications Document, prepared by Marks Barfield Architects;
- East Elevation Document, prepared by Marks Barfield Architects;
- South Elevation Document, prepared by Marks Barfield Architects;
- North Elevation Document, prepared by Marks Barfield Architects;
- West Elevation Document, prepared by Marks Barfield Architects; and
- East and South Setback Elevation Document, prepared by Marks Barfield Architects.

The application fee of £116 has been paid via the Planning Portal.

We look forward to receiving notice of your receipt and validation of this application. If you have any questions, please do not hesitate to contact Laura O'Brien (020 7333 6355) or Shaun MacArthur (020 3486 3723) of this office.

Yours faithfully,

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