

27 April 2020



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Dear Sir / Madam,

49 – 51 Farringdon Road, London, EC1M 3JP

Application to Discharge condition 4 A (PART), C (PART), D (FULL) of 2019/2041/P

On behalf of our client, please find enclosed an application for the discharge of condition 4 A (PART), C (PART), D (ALL) of planning permission 2019/2041/P granted on 11 November 2019. The planning permission relates to the:

“Change of use of an existing ground floor space to A1/B1 together with the erection of a single storey roof extension at fifth floor level, the installation of a replacement windows on the front and rear elevations and shopfront, the installation of a rear elevation Juliet balcony, the reinstatement of a chimney stack and the installation of a new plant at second floor level on the roof of the first floor rear extension”.

Condition 4

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) *Plan, elevation and section drawings, including fascia, signage, joinery, lighting, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10 and 1:50;*
- c) *Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority, including roofing and soot wash details for new brickwork, and samples of those materials to be provided on site;*
- d) *Chimney and parapet construction and material details;*
- e) *Glass window detail to rooftop extension (elevations).*

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. All other new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

This application relates to part A (PART), C (PART), D (ALL) of condition 4 as set out below:

- a) *Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;*
- c) *Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority, including roofing and soot wash details for new brickwork, and samples of those materials to be provided on site;*
- d) *Chimney and parapet construction and material details;*

We are hereby submitting the following:

In relation to A:

- Drawing no P051 – detail drawing of timber sash windows to front and rear façade with technical detailing
- Drawing no P052 – detail drawing of metal framed windows to lower level rear façade with technical detailing
- Drawing no P053 – detail drawing of walk over roof lights

NB: ventilation grilles and gates are not relevant to this proposal. Details of the doors to the shopfront and top floor will follow in a separate conditions application.

In relation to B:

- Drawings P054, P055 and P056 – elevation drawings with reference to materials and specification details for all facing materials
 - Material 01 – folded metal façade (high res image of physical sample)
 - Spec: Perforated metal folded facade
 - Supplier: ASME Engineering
 - Finish: Polyester Powder Coated metal
 - Colour: Patinated dark brown
 - Material 02 – floor to ceiling window
 - Spec: Double glazed, thermally broken, fixed floor to ceiling windows
 - Supplier: Scheuco, ASE60 profile
 - Finish: Frame to be Aluminium Polyester Powder Coated, matte finish
 - Colour: RAL 8028 'Terra Brown'
 - Material 03 – sliding door
 - Spec: Double glazed, thermally broken, fixed floor to ceiling windows
 - Supplier: Scheuco, ASE60 profile
 - Finish: Frame to be Aluminium Polyester Powder Coated, matte finish
 - Colour: RAL 8028 'Terra Brown'
 - Material 04 – balustrade (high res image of physical sample)
 - Spec: Traditional style metal balustrade
 - Supplier: ASME Engineering
 - Finish: Polyester Powder Coated, matte finish
 - Colour: Patinated Slate Brown
 - Material 05 – Parapet coping (high res image of physical sample)
 - Spec: Precast Concrete Parapet Coping to match existing
 - Finish: Painted, matte finish

- Colour: RAL 8028 'Terra Brown' to match all mouldings and window frames on front facade
- Material 06 – Sootwashed existing brick (high res image of physical sample)
 - Spec: Existing brick cleaned of all paint and lightly sootwashed
 - Finish: Sootwashed, level of sootwash to be confirmed by LPA
- Material 07 – sash window
 - Spec: Original timber sash windows reinstated
 - Supplier: Bereco
 - Finish: Matte finish, painted timber
 - Colour: RAL 8028 'Terra Brown'
- Material 08 – fascia paint
 - Spec: Original shopfront fascia to be reinstated
 - Finish: Matte finish, painted timber
 - Colour: RAL 8028 'Terra Brown', matte finish
- Material 09 – parapet capping (high res image of physical sample)
 - Spec: Metal Parapet Capping
 - Finish: Polyester Powder Coated, matte finish
 - Colour: Slate Brown
- Material 10 – sootwashed new brick (high res image of physical sample)
 - Spec: New London stock brick, lightly sootwashed
 - Finish: Sootwashed, level of sootwash to be confirmed by LPA
- Material 11 – plant enclosure (high res image of physical sample)
 - Spec: Blackened timber cladding to plant enclosure
 - Finish: Stained. matte finish
 - Colour: Black
- Material 12 – new windows
 - Spec: Aluminium, inward opening casement doors
 - Supplier: Velfac
 - Finish: Aluminium Polyester Powder Coated
 - Colour: Slate Brown
- Material 13 – rooflights
 - Spec: Thermally broken, aluminium, walk on roof light
 - Supplier: GlazingVision
 - Finish: Aluminium Polyester Powder Coated
- Material 14 – decking (high res image of physical sample)
 - Spec: T Deck Composite Decking
 - Supplier: The Timber Group
 - Finish: Ribbed / Grooved
 - Colour: Ebony

NB: details of materials relating to the shopfront (frame and glazing) plus the roof extension (glazing) will follow in a separate conditions application.

In relation to D:

- Drawing no P057 – detail drawing showing parapet construction detail and chimney extension and construction detail.

I trust that the information is sufficient to discharge condition 4 A (part), C (part) and D (full) relating to planning permission 2019/2041/P. However, should you require further information, please do not hesitate to contact me at any time.

Yours sincerely

A handwritten signature in black ink, appearing to be "BT", written over several horizontal lines.

Bill Taylor
Town Planning Apprentice