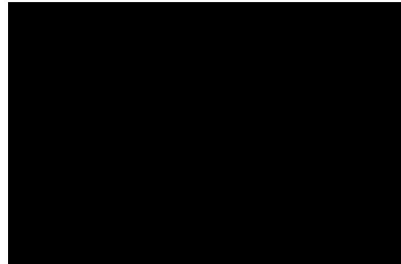


07 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE



Dear Sir / Madam,

Proposal: Discharge of Conditions 4a, 4b and 5 relating to Planning Application 2018/5175/P- Change of use of 1st, 2nd and 3rd floors from Class A2 use to create 2no. residential units 1 x 1 bed & 1 x 2 bed (Use Class C3) together with extensions and alterations including mansard roof extension with 2 front dormers, rear extension, roof terrace to the rear of 2nd floor, infill of ground floor light well, and shopfront alterations.

Applicant: Create Reit Ltd.

Address: 283 Gray's Inn Road London WC1X 8QF

On behalf of Create Reit Ltd. (hereafter "*the Client*"), we hereby submit an application seeking to discharge Conditions 4a, 4b and 5 relating to planning application 2018/5175/P.

The application consists of the following documents:

- Application Forms;
- Specification for the Separating Walls, Floors & Steels – Prepared by Deane Austin Group
- Suite of drawings – Prepared by Mark Newton Associates



Condition 4 states:

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).

Please see enclosed drawings:

D-020 External Windows (1 of 4)

D-021 A External Windows (2 of 4)

D-022 A External Windows (3 of 4)



D-023 A External Windows (4 of 4)

b) Manufacturer's specification details of all facing materials including roof slates (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The roof is to be finished in Spanish slates.

The facing brickwork is to be finished in salvaged materials from the demolition of the existing rear elevation.

The materials are available to view 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.

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 if in CA) of the London Borough of Camden Local Plan 2017.

Condition 5 states:

Prior to first occupation of either of the new flats hereby permitted, details of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling structures separating different types of rooms/uses in adjoining units (i.e. between ground floor commercial unit and first floor dwelling and between bedroom of unit 1 and living room of unit 2), shall be submitted to and approved in writing by the Local Planning Authority.

The insulation details as approved shall be implemented prior to first residential occupation of the relevant building and thereafter be permanently retained.

Reason: To safeguard the amenities of future and adjoining residential occupants and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Please see enclosed 'Specification for the Separating Walls, Floors & Steels' prepared by Deane Austin Group. This demonstrates that the new flats will achieve an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value for the floor/ceiling structures separating different types of rooms/uses in adjoining units.

We trust that you have all the necessary information to progress this application and look forward to receiving confirmation of validation. If you have any queries, please contact me on the details below.

Yours sincerely



David Brown

Planning Director

