

27 July 2020

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Our ref: 2019-000238

Dear Sir / Madam,

**Proposal:** Discharge of Conditions 3, 4, 6 and 7 relating to Planning Application 2017/4649/P- Substantial demolition of three storey commercial building (retail (Class A1)) and construction of a five-storey building, including a mansard roof with three front dormers, retained shopfront, first floor rear maintenance terrace and four storey rear projecting stairwell. Resulting building to retain retail unit (A1) on the ground floor and the creation of 3 x self-contained residential units (C3) - 2 x studios and 1 x 2 bed duplex - above, 4 x cycle parking spaces and associated works.

**Applicant:** Create Reit Ltd.

**Address:** 225 Kentish Town Road, London, NW5 2JU

On behalf of Create Reit Ltd. (hereafter "*the Applicant*"), we hereby submit an application seeking to discharge Conditions 3, 4, 6 and 7 relating to planning application 2017/4649/P.

The application consists of the following documents:

- Application Forms;
- Suite of drawings – Prepared by Mark Newton Associates
- Technical detail (as required)

The planning application fee has been paid on the Planning Portal (reference PP-PP-08924449)

Condition 3 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), ventilation grills, external doors and gates;*

**Please see enclosed drawing / images:**

- MNA-225 KTR-A-016A EXTERNAL ELEVATIONS

- MNA-225 KTR-A-017A EXTERNAL ELEVATIONS
- MNA-225 KTR-D-021B FACADE DETAILS
- MNA-225 KTR-SCHED-002 EXTERNAL WINDOW-DOOR SCHEDULE
- External ventilation grill images

*b) 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).*

**Manufacturers details for / images of: -**

- Portland stone (Procter Cast Stone)
- Sandstone (Procter Cast Stone)
- Lindfield Yellow Multi Bricks From MBH PLC

***Please note that under the current circumstances it has not been possible to source materials due to their scarcity as well as linked logistical issues. Therefore, the images are for reference (colour/texture), pending the supply market being able to provide samples for the reconstituted stone sills and surrounds to windows, and the facing brick façade finish.***

Condition 4 states: -

Prior to the commencement of the residential units, details of the sound insulation of the floor/ceiling/walls separating the A1 unit at ground floor level and the residential uses above shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 10dB above Buildings Regulations value and include such mitigation measures as necessary in order to achieve the 'Good' criteria of BS8233:1999 within the dwellings.

**Please see enclosed: -**

- MNA-225 KTR-D-001C INTERNAL WALLS-FLOOR DETAILS
- MNA-225 KTR -A-001G GRD-1ST GA
- MNA-225 KTR -A-002G 2ND-3RD GA

Condition 6 states: -

Notwithstanding the approved drawings, full details of at least 4 cycle parking spaces shall be submitted prior to the occupation of the development to be approved by the local planning authority. Thereafter, the approved cycle parking provision shall be retained in perpetuity.

**Please see enclosed: -**

- MNA-225 KTR-A-001F GRD-1ST GA

Condition 7 states: -

Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning

authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

**Please see enclosed: -**

- MNA-225 KTR -A-030 WASTE MANAGEMENT

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

A handwritten signature in black ink, appearing to read 'David Brown', written in a cursive style.

**David Brown**

Planning Director

[David.Brown@newsteer.co.uk](mailto:David.Brown@newsteer.co.uk)