

10 August 2020



David Fowler
Planning Service
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Mia Scaggiante

Dear David,

18 – 22 Haverstock Hill, London, NW3 2BL
Discharge of details pursuant to Condition 3 (Detailed Drawings / Samples)

I write on behalf of the applicant, Vabel Haverstock Limited, with respect to the full approval of details pursuant to Condition 3 of planning permission ref. 2018/2179/P granted on 28 January 2019.

The approved development is as follows:

'Demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of a new building comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4 together with cycle parking, landscaping, refuse and associated works.'

The above planning permission was subject to a Non-Material Amendment (NMA) dated 6 August 2019 (Ref: 2019/2320/P) as follows:

'Proposal: Variation of condition 2 (Approved plans), discharge of 7 (Appointment of Engineer), change to trigger of 12 (Sound Insulation details) and discharge of 16 (Bird and bat boxes) granted under reference 2018/2179/P dated 28/01/19 (for: demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of a new building comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4) AMENDMENTS namely minor internal alterations, reconfiguring residential entrance and retail units at ground floor level, reallocation wheelchair units, new windows.'

The NMA included the following replacement planning conditions: 2 (approved drawings); 7 (suitable qualified engineer); 12 (sound insulation); and 16 (biodiversity enhancements).

A further NMA was approved to facilitate minor design amendments under application ref. 2019/5653/P dated 17 December 2019 for the following:

'Proposal: Variation of condition 2 (approved plans) for a Non-Material Amendment to facilitate minor design amendments including relocation of commercial refuse store, front ground floor elevation alterations, window alterations, revised balcony glazing and provision of a discreet service ladder granted under reference 2018/2179/P dated 28/01/19, amended by application reference 2019/2320/P dated 06/08/2019 for demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of new building





comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4 together with cycle parking, landscaping, refuse and associated works.'

For reference, the condition to which details are submitted as part of this application state:

Condition 3 – Detailed drawings / Samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) *Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.*
- b) *Plan, elevation and section drawings, including 500mm window jambs, head and cill, of all external new window and door openings.*
- c) *Samples and manufacturer's details of all new facing materials including glazing, fish scale zinc shingles, glazed white brick, white brick, bronze coloured window frames and handrails*
- d) *A sample panel of all brickwork shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must be constructed at 1:1 scale and be no less than 1m² in size demonstrate the proposed colour, texture, mortar and bond of the brickwork and include a sample of the curved special bricks.*
- e) *Plan section and elevation details and materials of the new shopfronts The relevant part of the works shall then be carried in accordance with the approved details.*

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

The applicant seeks a full discharge of Condition 3. Alongside this Covering Letter we submit the following supporting documents:

- **18-22 Haverstock Hill Condition 03 - External Materials**, prepared by Vabel, dated 31.07.2020;
- **Haverstock Hill Front Elevation Bay Detail**, drawing no. 13528-AP-LXX-21-300 rev. A;
- **Haverstock Hill Front Elevation Balcony Detail**, drawing no. 13528-AP-LXX-21-301 rev. A;
- **Haverstock Hill North East Pavilion Detail**, drawing no. 13528-AP-LXX-21-302 rev. A;
- **Proposed North East Elevation**, drawing no. AP_NE_EL_142 rev. C;
- **Proposed North West Elevation**, drawing no. AP_NW_EL_141 rev. C;
- **Proposed South East Elevation**, drawing no. AP_SE_EL_143 rev. C;
- **Proposed South West Elevation**, drawing no. AP_SW_EL_140 rev. C; and
- **Window Balustrade Design Intent**, drawing no. AP_XX_S_170 rev A.

A statutory application form has also been submitted with the document presented above.

In light of the current Covid-19 Pandemic, we have been informally advised by the Council on 16.07.2020 that photos of the samples will suffice. Notwithstanding, should samples be required, this can be arranged to be provided.

We consider that the requirements of the condition have been met and respectfully request that the condition be discharged accordingly.



I trust that the application is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me or my colleague Richard Ketelle [REDACTED] at the above address.

Yours sincerely,



Mia Scaggiante
Associate Director

Cc: Vabel Haverstock Limited
Encl: As above