

**Our ref:** Q40227  
**Your ref:** 2019/4998/P  
**Email:** gregory.markes@quod.com  
**Date:** 10 November 2020



Planning Development Control  
5 Pancras Square  
Kings Cross  
London  
N1C 4AG

For the attention of David Peres da Costa  
By Email

Dear David

**Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access. (Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P)**

**APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 17 (DETAILED DRAWINGS / MATERIALS), AND FULL DISCHARGE OF CONDITION 29 (LOCAL PROCUREMENT) AND CONDITION 31 (ENERGY EFFICIENCY AND RENEWABLES PLAN) IN RESPECT OF PLANNING PERMISSION REFERENCE 2014/5840/P AS AMENDED BY 2015/6696/P AND 2019/4998/P**

On behalf of my client, the London Borough of Camden ('the Applicant'), please find enclosed an application for:

*Details required for the partial discharge of condition 17 (Detailed drawings / materials) and full discharge of condition 29 (local procurement) and condition 31 (Energy Efficiency and Renewables Plan) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).*

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The most recent amendment to the Planning Permission was granted on 25 September 2020. A copy of the Decision Notice is attached in support of this Application.

## Condition 17

Condition 17 of the Planning Permission reads in full:

*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) Detailed drawings at 1:10 and samples of balustrades;**

*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).*

*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.*

This application provides details in connection with the discharge of the requirements set out in parts (a) and (b) and in **bold underlined** type above.

To support the discharge of condition 17(a) and (b), the following plans are submitted:

- Grafton Terrace - Typical Curtain Wall Cill Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00420 P01);
- Grafton Terrace - Typical Curtain Wall Head Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00421 P01);
- Grafton Terrace - Curtain Wall Typical Jamb Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00455 P01);
- Typical Brick Balcony Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005150 P01);
- Typical Metal Balcony Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005151 P01);
- Typical Terrace Balcony Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005152 P01);
- Typical Metal Balcony Screen Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005153 P01);
- Typical Window & Door Head Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00400 P01);
- Typical Window Cill Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00401 P01);
- Typical Ventilation Louvre and Slab Edge Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00402 P01);



- Typical Brick to Metal Cladding at Window Cill (ref. MPR-ECE-ZZ-ZZ-DT-A-00403 P01);
- Typical Brick to Metal Cladding Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00404 P01);
- Typical Parapet Outlet and Hopper Detail and Metal Cladding Window Head (ref. MPR-ECE-ZZ-ZZ-DT-A-00405 P01);
- Typical External Door Cill Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00406 P01);
- Typical Window Brick Jamb Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00450 P01);

### Condition 29

Condition 29 of the Planning Permission reads in full:

*Prior to commencement of development of either the relevant phase of the development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, or works in connection with the MUGA, a programme for local procurement shall be submitted to and approved in writing by the local planning authority. The programme shall detail opportunities for local businesses to bid/tender for the provision of goods and services to the Development in accordance with the Council's Local Procurement Code and the developer shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.*

*On or prior to Implementation, the developer shall meet with the Council's Economic Development Local Procurement Team (or any successor department) at least one month before tendering contracts to agree the specific steps that will be taken to give effect to the Local Procurement Code.*

*The construction of the Development shall not be carried out otherwise than in accordance with the approved programme for local procurement.*

To support the discharge of Condition 29, the following is submitted:

- Maitland Park Engagement Schedule; and
- Maitland Park Social Value Stakeholder Engagement Plan.

### Condition 31

Condition 31 of the Planning Permission reads in full:

*On or prior to the Implementation Date, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the MUGA, the*



*developer shall submit to the Local Planning Authority for approval the Energy Efficiency and Renewable Energy Plan which shall include the following:*

*a) incorporation of measures set out in the submission document Energy Strategy by TGA dated 21 February 2020;*

*b) further details of how the Development's overall carbon emissions will be reduced by at least 44% with at least 13% by way of renewable energy technologies;*

*c) separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings;*

*d) a building management system being an electronic system to monitor the Development's heating cooling and the hours of use of plant;*

*e) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the above measures are achievable ;*

*f) measures to secure a post construction review by an appropriately qualified and recognised independent verification body certifying that the above measures have been achieved and will be maintainable; and*

*g) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.*

*All such measures thus demonstrated shall be secured prior to first occupation of the development and thereafter retained and maintained in accordance with the manufacturers' recommendations".*

To support the discharge of Condition 31, the following is submitted:

- Pre-Implementation and Post Construction Sustainability and Energy Strategy Review Letter (dated 06 November 2020);
- Energy Efficiency and Renewable Energy and Sustainability Plan Pro Forma (duly completed);
- Design Stage HQM Assessment;
- SAP Calculations (Be Lean and Be Green);
- Maitland Park HQM Dwelling Specific Credits
- Heating schematics; and
- Sitewide Emissions Strategy.



## Summary

Details are submitted to discharge parts (a) and (b) of Condition 17 and fully discharge Condition 29 and Condition 31. To do so, the following are submitted:

- Application form (duly completed);
- This Covering Letter;
- Site Location Plan (at a scale of 1:2500);
- Copy of Decision Notice 2019/4998/P;
- Council Own Development form;
- Grafton Terrace - Typical Curtain Wall Cill Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00420 P01);
- Grafton Terrace - Typical Curtain Wall Head Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00421 P01);
- Grafton Terrace - Curtain Wall Typical Jamb Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00455 P01);
- Typical Brick Balcony Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005150 P01);
- Typical Metal Balcony Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005151 P01);
- Typical Terrace Balcony Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005152 P01);
- Typical Metal Balcony Screen Details (ref. MPR-ECE-ZZ-ZZ-DT-A-005153 P01);
- Typical Window & Door Head Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00400 P01);
- Typical Window Cill Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00401 P01);
- Typical Ventilation Louvre and Slab Edge Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00402 P01);
- Typical Brick to Metal Cladding at Window Cill (ref. MPR-ECE-ZZ-ZZ-DT-A-00403 P01);
- Typical Brick to Metal Cladding Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00404 P01);
- Typical Parapet Outlet and Hopper Detail and Metal Cladding Window Head (ref. MPR-ECE-ZZ-ZZ-DT-A-00405 P01);
- Typical External Door Cill Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00406 P01);
- Typical Window Brick Jamb Detail (ref. MPR-ECE-ZZ-ZZ-DT-A-00450 P01);
- Maitland Park Engagement Schedule;
- Maitland Park Social Value Stakeholder Engagement Plan;
- Pre-Implementation and Post Construction Sustainability and Energy Strategy Review Letter (dated 06 November 2020);
- Energy Efficiency and Renewable Energy and Sustainability Plan Pro Forma (duly completed);



- Design Stage HQM Assessment;
- SAP Calculations (Be Lean and Be Green);
- Maitland Park HQM Dwelling Specific Credits
- Heating schematics; and
- Sitewide Emissions Strategy.

The application fee of £116 has been paid to the Local Planning Authority via Planning Portal. I look forward to receiving confirmation that the Application has been validated shortly. Please do not hesitate to contact me via email or telephone (07710095387) or my colleague Poppy Carmody-Morgan should you have any queries regarding the Application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'gjbmarkes', located below the 'Yours sincerely' text.

Gregory Markes  
**Planner**

enc. as above

cc. Poppy Carmody-Morgan