

**Our ref:** Q40227  
**Your ref:** 2019/4998/P  
**Email:** gregory.markes@quod.com  
**Date:** 12 February 2021



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

For the attention of David Peres da Costa  
By Planning Portal (ref: PP-09516421)

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 DISCHARGE OF CONDITION 4 (SAMPLE OF MATERIALS) 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 discharge of condition 4 (Sample of materials) 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).*

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 4

Condition 4 of the Planning Permission reads in full:

*A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.*

Due to the ongoing Covid-19 pandemic, officers are unable to visit the site to inspect the sample panel. It has been agreed with yourself in an email dated 07 January 2021 that in lieu of visits to the site, photographs of the sample panel should be submitted to the Local Planning Authority ('LPA'). I have submitted with this application a set of photographs of the sample panels, titled **Maitland Park – Brick Sample Panel Pack**. This includes the specification details of the brick and mortar. In summary, the chosen materials for the brickwork are:

- Sexton Fiesta brick with M3WLK341 mortar; and
- Ketley Brown Brindle engineering brick (for the base of the buildings) with charcoal mortar.

The Brick Sample Panel Pack also includes pictures of the brick basket weave, made using the same Sexton Fiesta brick. These are for the detailed panels of the elevations. Previously herringbone brickwork has indicatively shown on the elevations panels. The brick basket weave was chosen for the detailed panels as it is more in keeping with the surrounding architectural context and design narrative of the area.

In accordance with the condition wording, the sample panel is being kept on site.

## Summary

In summary of the above, this Application comprises:

- 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; and
- Maitland Park – Brick Sample Panel Pack.

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

Gregory Markes  
**Planner**

enc. as above

cc. Poppy Carmody-Morgan