

REF: MR/BH/TJ/R00033

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

24th February 2021

Dear Kristina,

**APPLICATION TO DISCHARGE PARTS A-C OF CONDITION 3 (MATERIALS) OF PLANNING PERMISSION 2019/5155/P
140-146 CAMDEN STREET, LONDON, NW1 9PF**

I write on behalf of our client, J. Murphy & Sons Limited, to enclose an application to discharge Parts A-C of Condition 3 (Materials) of planning permission 2019/5155/P. Permission was granted on 10th July 2020 for:

‘Variation of condition 2 (approved plans) and condition 7 (energy strategy) of planning permission ref. 2019/3403/P dated 10/09/2019 (for variation of condition 2 and removal of condition 12 of planning permission ref 2017/1407/P dated 28/11/2017 for variation of condition 25 of planning permission ref 2014/7908/P dated 11/05/2016 for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping), namely to convert from CHP to ASHP with associated relocation of plant rooms and to alter elevations’.

This planning permission follows a series of amendments sought to the original planning permission for the “Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping” granted on 11th May 2016 under LPA ref. 2014/7089/P, as set out and summarised below.

Site Background and Planning History

Application Type	LPA reference	Description	Decision	Decision Date
Section 73	2017/1407/P	Section 73 application to vary Condition 25 of LPA ref. 2014/7089/P)	Approved	28 th Nov 2017

		to allow for separate contracts to be let for demolition and construction. Granted alongside a Deed of Variation to the Section 106 agreement.		
Non-material Amendment	2017/6720/P	Non-Material Amendment application to LPA ref. 2014/7089/P for “alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift”.	Approved	9 th Feb 2018
Section 73	2019/3403/P	Section 73 application (2019/3403/P) sought the variation of condition 2 and the removal of condition 12, incorporating various design changes such as the rearrangement of the cores and the creation of larger family sized units	Approved	10 th Sept 2019
Section 73	2019/5155/P	Section 73 to vary the energy strategy and confirm the use of ASHP within the development, via the variation of condition 7, and align this with the relevant clause of the S106. In addition, amendments to the plans were also proposed, including the re-location of the plant areas to the first-floor courtyard and seventh floor, and the subsequent re-location of the seventh-floor residential unit to the third floor and third floor gym to the seventh floor, in order to facilitate this energy strategy. Improvements to the	Granted subject to resolution of the DoV to the S106	10 th Jul 2020

		façade were also included as part of this application, including the simplification of elements to allow the use of higher quality materials.		
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Planning Condition 3 (Materials) Attached to Planning Permission 2019/5155/P

'Prior to commencement of the relevant phase of the works, detailed drawings, and/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 development is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors including shopfronts at a scale of 1:10;

b) Typical details of railings and balustrades at a scale of 1:10, including method of fixing;

c) Details elevations and section showing typical facing brick arrangement including expansion joints and brick detailing;

d) Samples and manufacturer's details of new facing materials including brickwork, windows and door frames, balustrades, glazed tiles and faience and any other facing materials;

e) A sample panel of brickwork for each brick colour and brick pattern (incl. 'hit and-miss' elements and textured feature walls) being no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding. Submission in respect of this sample means erection on site for inspection and approval by the local planning authority.

The relevant part of the development 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 of the Camden Local Plan 2017.

In accordance with the wording of Parts A-C of the above planning condition, the following documents have been prepared and are submitted with this application to discharge Condition 3 (Materials):

- Set of Plans prepared by Chassay + Last Architects;
 - Block B&C Typical External Window Jamb Details (CSP-CLA-RD-ZZ-DR-A-1206) @1:5 @A3 (dated 28th July 2020);

- Block B&C Typical Window Head and CILL Details (CSP-CLA-RD-ZZ-DR-A-1207) @1:5 @A3 (dated 28th July 2020);
- Block B&C Typical External Wall and Recessed Corbelled Brickwork Section Details (CSP-CLA-RD-ZZ-DR-A-1208) @1:5 @A3 (dated 28th July 2020);
- Block A Typical Window Jamb and External Wall Plan Detail 1 (CSP-CLA-RD-ZZ-DR-A-1210) @1:5 @A3 (dated 28th July 2020);
- Block A Window Head, CILL and External Wall Section Detail 2 (CSP-CLA-RD-ZZ-DR-A-1212) @1:5 @A3 (dated 28th July 2020);
- Block A Terrace Door Threshold Head and External Wall Section Detail (CSP-CLA-RD-ZZ-DR-A-1213) @1:5 @A3 (dated 28th July 2020);
- Block A Typical Inset Balcony Door Jamb and External Wall Plan Detail (CSP-CLA-RD-ZZ-DR-A-1214) @1:5 @A3 (dated 28th July 2020);
- Block A Courtyard Window Head, CILL and External Wall Section Detail 2 (CSP-CLA-RD-ZZ-DR-A-1219) @1:5 @A3 (dated 28th July 2020);
- Block A External Wall Section Detail 2 (CSP-CLA-RD-B1-DR-A-1223) @1:5 @A3 (dated 28th July 2020);
- Block B&C Typical External Wall / Party Wall Plan and Window Jamb Detail (CSP-CLA-RD-ZZ-DR-A-1231) @1:5 @A3 (dated 28th July 2020);
- Block B&C External Recessed Corbelled Brickwork Plan Detail (CSP-CLA-RD-ZZ-DR-A-1232) @1:5 @A3 (dated 28th July 2020);
- Block B&C External Recessed Corbelled Brickwork and Soldier-Brick Spandrel Section Detail (CSP-CLA-RD-ZZ-DR-A-1234) @1:5 @A3 (dated 28th July 2020); and
- Block B Bolt-on Polished Reconstituted Stone Balcony Detail (CSP-CLA-ZZ-ZZ-DR-A-4341) @1:5 @A3 (dated 12th October 2020).

The submitted plans, elevations and section drawings provide full details of the proposed materials including jambs, head and cill, of all new external windows and doors including shopfronts, details of railings and balustrades, details of typical facing brick arrangements and physical samples are to follow in the post. It should be noted that the choice of bricks 'Con Mosso' and 'Marziale' was agreed 'in principle' via email exchange with Kristina Smith on 6th January 2021. Furthermore, the plans have been prepared at a scale of 1:5 for better clarity as was formally agreed via email with Kristina Smith on 28th January 2021.

Details to discharge Parts D-E of condition 3 (Materials) will follow in a separate application submission.

Contents of Application Submission

The following supporting documents have been submitted via planning portal (PP-09367775):

- The completed application form;
- This covering letter produced by ROK Planning;
- The relevant planning application fee of £116.00;
- Physical samples (to follow in the post);

- Set of Plans prepared by Chassay + Last Architects;
 - Block B&C Typical External Window Jamb Details (CSP-CLA-RD-ZZ-DR-A-1206) @1:5 @A3 (dated 28th July 2020);
 - Block B&C Typical Window Head and CILL Details (CSP-CLA-RD-ZZ-DR-A-1207) @1:5 @A3 (dated 28th July 2020);
 - Block B&C Typical External Wall and Recessed Corbelled Brickwork Section Details (CSP-CLA-RD-ZZ-DR-A-1208) @1:5 @A3 (dated 28th July 2020);
 - Block A Typical Window Jamb and External Wall Plan Detail 1 (CSP-CLA-RD-ZZ-DR-A-1210) @1:5 @A3 (dated 28th July 2020);
 - Block A Window Head, CILL and External Wall Section Detail 2 (CSP-CLA-RD-ZZ-DR-A-1212) @1:5 @A3 (dated 28th July 2020);
 - Block A Terrace Door Threshold Head and External Wall Section Detail (CSP-CLA-RD-ZZ-DR-A-1213) @1:5 @A3 (dated 28th July 2020);
 - Block A Typical Inset Balcony Door Jamb and External Wall Plan Detail (CSP-CLA-RD-ZZ-DR-A-1214) @1:5 @A3 (dated 28th July 2020);
 - Block A Courtyard Window Head, CILL and External Wall Section Detail 2 (CSP-CLA-RD-ZZ-DR-A-1219) @1:5 @A3 (dated 28th July 2020);
 - Block A External Wall Section Detail 2 (CSP-CLA-RD-B1-DR-A-1223) @1:5 @A3 (dated 28th July 2020);
 - Block B&C Typical External Wall / Party Wall Plan and Window Jamb Detail (CSP-CLA-RD-ZZ-DR-A-1231) @1:5 @A3 (dated 28th July 2020);
 - Block B&C External Recessed Corbelled Brickwork Plan Detail (CSP-CLA-RD-ZZ-DR-A-1232) @1:5 @A3 (dated 28th July 2020);
 - Block B&C External Recessed Corbelled Brickwork and Soldier-Brick Spandrel Section Detail (CSP-CLA-RD-ZZ-DR-A-1234) @1:5 @A3 (dated 28th July 2020); and
 - Block B Bolt-on Polished Reconstituted Stone Balcony Detail (CSP-CLA-ZZ-ZZ-DR-A-4341) @1:5 @A3 (dated 12th October 2020).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe

Director

ROK Planning

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