



**GERALDEVE**

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**FAO Jonathan McClue**

13 May 2021

**Our ref: LJW/CKE/SMAC/J10346**

**Your ref: 2018/0663/P**

Dear Sir / Madam

**Town & Country Planning Act 1990 (as amended)**  
**Stephenson House, 75 Hampstead Road, NW1 2PL**

**Discharge of planning conditions 6, 26 and 29 of planning application ref: 2018/0663/P dated 2 July 2018**

We write on behalf of our client, Lazari Properties 8 Ltd, to submit an application to discharge planning condition 6, 26 and 29 attached to planning permission 2018/0663/P.

Planning Permission (ref: 2017/3518/P) was granted on 8 March 2018 for:

*“Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works”.*

An application for minor material amendments (ref: 2018/0663/P) under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission 2017/3518/P was approved on 2 July 2018 for:

*“Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)) namely to demolish 60% of the existing primary structure (as opposed to 30%) and to increase the overall height of the building by 450mm.”*

Planning condition 6 of planning permission 2018/0663/P states:

***“Prior to the occupation of the development, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The details should including planting proposal plant that offers biodiversity benefits to incorporate native species and be in keeping with local habitats. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”***

Planning condition 26 of planning permission 2018/0663/P states:

***“Prior to the occupation of the development, a detailed submission of any additional biodiversity enhancement features such as bat bricks or boxes, bird boxes or bug boxes is required to be submitted and approved by the local planning authority. This is to include designs and location details of these biodiversity enhancement features.”***

Planning condition 6 of planning permission 2018/0663/P states:

***“Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.”***

This application seeks the Council's approval for the enclosed detailed plans hereby submitted, which as required under condition 6, 26 and 29 includes full details in respect of hard and soft landscaping, biodiversity, and green roof.

Accordingly, we enclose the following information for your approval to discharge condition 6, 26 and 29:

- Completed Application Form;
- Landscape Planning Conditions document;
- Appendix A - Landscape Layout Drawings:
  - External Area Layout 17412-TLP-100
  - General Arrangement - L1 Terrace 17412-TLP-101
  - General Arrangement - L2 Terrace 17412-TLP-102
  - General Arrangement - L3 Terrace 17412-TLP-103
  - General Arrangement - L4 Terrace 17412-TLP-104
  - General Arrangement - L6 Terrace 17412-TLP-106
- Appendix B - Landscape Detail Drawings:
  - External Details Location Plan L17412-TLP-300
  - Typical Details - External - sheet 1 L17412-TLP-301
  - Typical Details - External - sheet 2 L17412-TLP-302
  - Typical Details - External - sheet 3 L17412-TLP-303
  - Typical Details - External - sheet 4 L17412-TLP-304

- Typical Details - External - sheet 5 L17412-TLP-305
- Typical Details - External - sheet 6 L17412-TLP-306
- Typical Details - External - sheet 7 L17412-TLP-307
- Typical Details - External - sheet 8 L17412-TLP-308
- Terrace Details - Level 1 - sheet 1 L17412-TLP-310
- Terrace Details - Level 1 - sheet 2 L17412-TLP-311
- Terrace Details - Level 2 - sheet 1 L17412-TLP-320
- Terrace Details - Level 2 - sheet 2 L17412-TLP-321
- Terrace Details - Level 2 - sheet 3 L17412-TLP-322
- Terrace Details - Level 3 - sheet 1 L17412-TLP-330
- Terrace Details - Level 3 - sheet 2 L17412-TLP-331
- Terrace Details - Level 4 - sheet 1 L17412-TLP-340
- Terrace Details - Level 4 - sheet 2 L17412-TLP-341
- Terrace Details - Level 6 - sheet 1 L17412-TLP-360
- Terrace Details - Level 6 - sheet 2 L17412-TLP-361
- Appendix C - Detailed Planting Layouts & Plant Schedules:
  - Detailed Planting - Street Trees L17412-TLP-400
  - Detailed Planting - L1 Terrace L17412-TLP-410
  - Detailed Planting - L2 Terrace L17412-TLP-420
  - Detailed Planting - L3 Terrace L17412-TLP-430
  - Detailed Planting - L4 Terrace L17412-TLP-440
  - Detailed Planting - L6 Terrace L17412-TLP-460
  - Detailed Planting - Schedule L1 L17412-TLP-SchL1
  - Detailed Planting - Schedule L2 L17412-TLP-SchL2
  - Detailed Planting - Schedule L3 L17412-TLP-SchL3
  - Detailed Planting - Schedule L4 L17412-TLP-SchL4
  - Detailed Planting - Schedule L6 L17412-TLP-SchL6
- Appendix D - Architectural Elevation Bat & Bird Box Positions:
  - 601 - A-0316 - West Elevation - (Core 01)
- Appendix E - Specification and Management Documents
  - L17412-TLP-Green Roof Specification
  - L17412-TLP-External Hardworks Specification
  - L17412-TLP- Landscape Management Plan

The application fee of £116 has been paid via the Planning Portal (PP-09993849).

We look forward to receiving notice of your receipt and validation of this application. If you have any questions, please do not hesitate to contact Caroline Keane (020 7333 6245) or Nicola Miller (020 7333 6344) of this office.

Yours faithfully

*Gerald Eve LLP*

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