

Our Ref: 19348/KM/ik  
Your Ref: PP-10019201  
Email: [kmatthews@firstplan.co.uk](mailto:kmatthews@firstplan.co.uk)  
Date: 13 July 2021

Ben Farrant  
Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

Dear Ben,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (A) – MATERIALS AND 17 – BIRD AND BAT BOXES ATTACHED TO PLANNING PERMISSION REF: 2017/6788/P WORKSHOP REAR OF 38 – 52 FORTESS ROAD, FORTESS GROVE, LONDON, NW5 2HB**

We are writing to submit the enclosed application for the discharge of Conditions 4(a) and 17 of Planning Permission Ref: 2017/6788/P, which approves works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Bailey Mews.

This application is submitted via the Planning Portal Ref: PP-10019201. The requisite application fee and associated admin fee has been paid online via Planning Portal.

**Condition 4**

Condition 4 of Planning Permission Ref: 2017/6788/P states:

*“Before the relevant part of the work is begun, 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:*

*a) Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates;*

*b) 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.*

In relation to part a) of the condition the following details are provided:

- South Façade Glazing Details (drawing no. 1014\_EN-14 Rev. P1);
- Envelope Details (drawing no. 1014\_EN-70 Rev. P1);

- Ground and First Floor Envelope Details (drawing no. 1014\_EN-13 Rev. P1);
- First and Second Floor Envelope Details (drawing no. 1014\_EN-12 Rev. P1);
- Second Floor Envelope Details (drawing no. 1014\_EN-50 Rev.P1);
- Second Floor Envelope Details (drawing no. 1014\_EN-52 Rev. P1);
- Second Floor Envelope / Lift Shaft Details (drawing no. 1014\_EN-57 Rev. P1);
- Second Floor Envelope / Lift Shaft Details (drawing no. 1014\_EN-58 Rev. P1).

## **Condition 17**

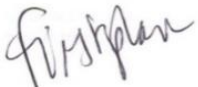
Condition 17 states:

***“Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.”***

The submitted ‘Proposed Bat and Bird Box Locations Ground Floor Plan’ (drawing no. 1014-PL-B-P-BB Rev. PL1) shows the locations of 2 no. Schwegler 1WQ summer and winter bat roost boxes, which will be fixed at a height between 2-5 metres as per the recommendations of the bat survey. The plan also shows 2 no. Duke and Dean Nina bird nesting boxes installed 2-2.5m from the ground.

We trust that the information enclosed is sufficient to enable this application to be registered, and look forward to receiving confirmation of this shortly. However, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



KATE MATTHEWS  
Director

Enc.