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Dear Sir/Madam,

**62 AVENUE ROAD, LONDON, NW8 6HT**  
**APPLICATION FOR THE DISCHARGE OF CONDITION 2 OF PLANNING CONSENT 2019/5573/P**

On behalf of the applicant, Savills have been instructed to prepare and submit an application providing details required to discharge Condition 2 of planning consent 2019/5573/P dated 1<sup>st</sup> May 2020.

**Background**

Planning permission was granted on the 15<sup>th</sup> March 2017 (2016/4931/P) for the following development:

*"Erection of a 2 storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse".*

A Section 73 application for the variation of condition 2 (approved plans) was subsequently approved on 18<sup>th</sup> October 2019 (2019/3045/P) which allowed for alterations to the footprint, fenestration and elevational details of the building. A further Section 73 application for alterations to the basement was approved on the 1<sup>st</sup> May 2020 (2019/5573/P).

Planning permission 2019/5573/P included a number of conditions requiring the submission of details to be formally approved by the Council prior to work starting on the relevant parts of the development. Following the implementation of the planning consent (following the discharge of pre-commencement planning conditions) the works have now progressed to a stage where these further details are now required. This application seeks to discharge condition 2 of the planning consent.

In support of this discharge of condition application, and in addition to this planning cover letter, please find enclosed the following information:

- Approved Planning decision notice (2019/5573/P) (containing the condition which is sought to be discharged);
- Discharge of condition application form;
- External facing material schedule, prepared by KSR Architects and Interior Designers;
- External elevations, prepared by KSR Architects and Interior Designers;
- External doors and windows detail, prepared by KSR Architects and Interior Designers;
- External railings & side gates detail, prepared by KSR Architects and Interior Designers;
- External feature stone details, prepared by KSR Architects and Interior Designers;
- The relevant fee (£116 + £25 administration fee), to be paid by the client.

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Full details of the condition sought to be discharged and details of the information submitted pursuant to the condition is outlined as follows.

## **Condition 2**

Condition 2 states:

*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) 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.*

***Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the Camden Local Plan 2017.***

Accordingly, and in pursuant of condition 2, a document prepared by KSR Architects & Interior Designers is submitted which includes a schedule detailing all manufacturer's specifications for all facing materials, alongside pictures showing samples of those materials provided on site. In addition, detailed drawings are provided showing the appearance of all external doors and windows, railing and side gates and feature stone details.

This document therefore fully satisfies the requirements of condition 2, therefore I trust this is sufficient to discharge the condition attached to planning permission 2019/5573/P. Should you require any further information at this stage, please do not hesitate to contact me of the details at the head of this letter.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Savills UK".

Joe Oakden  
Graduate Planner  
Planning  
Savills (UK) Ltd