



**GERALDEVE**

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**FAO Jonathan McClue**

8 October 2021

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

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

Dear Sir

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

**Discharge of planning condition 27 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 27 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 27 of planning permission 2018/0663/P states:

***“Prior to occupation of the development, a lighting statement showing detailed lighting including lux and proposed projections of the external areas is required, especially for the terraces, shall be submitted to and approved in writing by the Council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”***

As required by condition 27, this application is supported by a lighting statement which details the lighting including lux and proposed projections of the external areas, including for the terrace areas.

Accordingly, we enclose the following information for your approval to discharge condition 27:

- This Covering Letter, prepared by Gerald Eve LLP;
- Completed Application Form;
- Covering Letter, prepared by Studio 29;
- Architectural Lighting to All External Areas, prepared by Studio 29;
- Detailed Luminaire Schedule - Exterior Lighting, prepared by Studio 29;
- Plans, Elevations and Sections prepared by Studio 29, as follows:
  - Drawing No. 0164-201 Rev. C2 (Colonnade First Floor RCP);
  - Drawing No. 0164-202 Rev. C2 (Colonnade Ground Floor Exterior RCP);
  - Drawing No. 0164-203 Rev. C2 (SME Entrances First Floor Exterior RCP);
  - Drawing No. 0164-101 Rev. B (East Elevation Hampstead Road Facade Lighting);
  - Drawing No. 0164-102 Rev. B (South Elevation Drummond Street Facade Lighting);
  - Drawing No. 0164-220 Rev. C2 (Exterior Terraces Level 1);
  - Drawing No. 0164-221 Rev. C2 (Exterior Terraces Level 2);
  - Drawing No. 0164-222 Rev. C2 (Exterior Terraces Level 3);
  - Drawing No. 0164-223 Rev. C2 (Exterior Terraces Level 4);
  - Drawing No. 0164-224 Rev. C2 (Exterior Terraces Level 6);
  - Drawing No. 0164-225 Rev. C2 (Exterior Terraces Level 7);
- Exterior Lighting, prepared by Studio 29 (this information was previously submitted in respect of Condition 3E in respect of the external lighting details, under Application Ref. 2020/4798/P, which was partially discharged on 22 March 2021); and
- Covering Letter in respect of Condition 3E, prepared by Studio 29 (this information was previously submitted in respect of Condition 3E in respect of the external lighting details, under Application Ref. 2020/4798/P, which was partially discharged on 22 March 2021).

The application fee of £116 has been paid via the Planning Portal (PP-10288880).

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 Nicola Miller (020 7333 6344) of this office.

Yours faithfully,



**Gerald Eve LLP**

Encls. above