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FAO: Miriam Baptist

Our ref: NGR/SAV/TSM/U0007738

Your ref: PP-10387928

Dear Sir/Madam

115-119 Camden High Street, London NW1 7JS
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Condition 3 (Parts A, D and E) of
Planning Permission Reference: 2019/3138/P

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to partially discharge condition 3 (parts A, D and E) attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

Background

Planning permission (ref. 2019/3138/P) was granted for the: **“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street”** on 24 December 2020.

This application seeks to partially discharge condition 3 (parts A, D and E) attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

“Detailed Drawings/Samples

Detailed drawings, or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10;**
- b) Sample panel of the proposed brickwork (including main building and chamfered set-backs) to show type, colour, bond, mortar mix, joint and pointing to be provided on site;**

c) Sample panel of perforated metalwork and reconstituted stonework to be provided on site;

d.) Details of the retail shopfront at a scale of 1:20 to include windows, doors and fascia area

e) Details of the external lighting strategy, including detailed drawings of light fittings, location and luminance levels.

The relevant part of the works shall then be carried in accordance with the approved details.”

Condition Discharge

This application seeks to partially discharge condition 3 (parts A, D and E) attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this relates to the plan, elevation and section drawings of all external windows and doors, retail shopfront and external lighting strategy.

Accordingly, we enclose the Condition Pack, prepared by Axiom Architects, containing the relevant plans, drawings and sections, as well as details of the external lighting.

Further details will be provided addressing parts B and C of condition 3 when they become available as a separate application in order to fully discharge the condition.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to partially discharge this condition:

- Completed approval of details application form (ref. PP-10387928)
- Condition Pack prepared by Axiom Architects.

The requisite approval of details application fee of £116.00 (and £28.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this partial approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Toby Smith (07557 245968) of this office.

Yours faithfully,



Gerald Eve LLP

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