

07th Jan 2021

Planning Department
London Borough of Camden
Town Hall
Judd Street
London, WC1H 9JE

31 St Mark's Crescent, London NW1 7TT
Clearance of Conditions
In Relation to Planning Application ref: 2018/4547/P (amended by NMMA)

Dear Sir/Madam,

Please find enclosed herewith, a set of revised plans and documents that aim to address the conditions detailed out in the Decision Notice received.

1. The development hereby permitted must be begun not later than the end of three years from the date of this permission.
[The client has been made aware of this condition and the development shall commence upon the clearance of these conditions.](#)
2. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.
[The rear extension Rose white render matches the existing dwelling.](#)
3. The development hereby permitted shall be carried out in accordance with the following approved plans: IND-1114-LP01 Rev. B, IND-1114-E10 Rev. C; (Prefix: IND-1131-) E20 Rev. A, E21 Rev. A, E22 Rev. A, E23 Rev. A, E24 Rev. A, E30 Rev. A, E31 Rev. A, E32 Rev. A; IND-1114-E40; (Prefix: IND-1114-) P10 Rev. C, P19 Rev. H, P20 Rev. A, P21 Rev. A, P22 Rev. A, P23 Rev. A, P24 Rev. A, P30 Rev. A, P31 Rev. A, P32 Rev. A, P40 Rev. C
[The development will be completed in accordance with the approved plans and documentation as listed above, or plans and documentation subsequently approved by the Local Planning Authority in connection with the clearance of conditions.](#)
4. The development hereby approved shall be overseen by a suitably qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body in line with the details approved under application 2018/2645/P granted on the 13/07/2018.
[The Client has been made aware of this condition and the development shall be built accordingly.](#)
5. Any necessary repair works to the canal wall shall be carried out in strict accordance with the survey and schedule of works consented under approval of details application 2018/2645/P granted on the 13/07/2018 unless otherwise submitted to and approved in writing by the Local Planning Authority. Any such resubmitted details shall include a survey of the Regent's Canal wall, full details of any

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proposed repairs to the canal wall that may be required and confirmation that the details have been prepared in consultation with the Canal & Rivers Trust or the relevant statutory undertaker.

[No repair required.](#)

6. Prior to first use, the glazing to the second-floor side windows facing towards no.57 Gloucester Avenue shall be obscure glazed. The obscure glazing shall be permanently retained thereafter.
[All glazing to second floor windows facing no. 57 Gloucester Avenue shall be obscure glazed.](#)
7. **Prior to commencement of the rear extension, 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 elevations and sections at 1:10 of the replacement balustrading to the ground floor rear terrace; [The existing balustrading is to be erected on extended legs to a minimum height of 1100mm to comply with Building Regulations. ****OR****](#)
[The existing balustrading is to be erected with 1100mm high frameless glass balustrade behind to comply with Building Regulations.](#)**
 - b. **Details including elevations and section drawings, and manufacturer's specification details, of facing materials for the ground floor rear terrace privacy screen (with a height of 1.8m from the level of the terrace floor). Samples of the facing materials shall be provided on site.**

The use of the rear ground floor terrace shall not commence until the privacy screen as approved has been installed along the Eastern side return. The screen shall be permanently retained thereafter.

[Please refer to drawing no. 1114-S01-Proposed Screen Detail 201214 and 1114-S02 Proposed Roof Plan 210106.](#)

8. **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 elevations and sections at 1:10 of all replacement double glazed sash windows (including jambs, head and cill);**

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.

[All existing sash windows have been refurbished rather than replaced.](#)

9. **Prior to commencement of above ground works, full details in respect of the living roof in the area indicated on the approved roof plan (IND-1114-P10 Rev. C) shall be submitted to and approved by the local planning authority. The details shall include**
 - i. **a detailed scheme of maintenance**
 - ii. **sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used**
 - iii. **full details of planting species and density**

[Please refer to drawing no. 1114-S01-Proposed Screen Detail 201214, 1114-S02 Proposed Roof Plan 210106 and Plant Selection and Quantities For Roof Terrace](#)