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FAO Jonathan McClue

16 February 2022

Our ref: LJW/NEJM/J10346

Your ref: 2018/0663/P

Dear Sir / Madam

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

Discharge of planning condition 5 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 5 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 5 of planning permission 2018/0663/P states:

“Prior to the occupation of the development, full details of screening, balustrade treatment and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers from the commercial and residential terraces and balconies within the development and details of the glazing (angles and opaque treatment) of the residential windows on the William Road elevation, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.”

This application seeks the Council's approval for the enclosed details hereby submitted, which as required under condition 5 includes full details in respect of the screening.

Accordingly, we enclose the following information for your approval to discharge condition 5:

- This Covering Letter, prepared by Gerald Eve LLP;
- Completed Application Form;
- Letter, prepared by Marks Barfield Architects; and
- Screening Details Pack (Document Ref: 601-E2.32), prepared by Marks Barfield Architects.

The application fee of £116 has been paid via the Planning Portal (PP-11050154).

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

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