



**GERALDEVE**

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**FAO Jonathan McClue**

21 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 28 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 28 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 28 of planning permission 2018/0663/P states:

***“Prior to solar panels and system being implemented, detailed plans showing the location and extent of photovoltaic cells and solar thermal system to be installed on the building shall be submitted to and approved by the local planning authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”***

This application seeks the Council's approval for the enclosed detailed plans hereby submitted, which as required under condition 28 includes full details in respect of the solar panels.

Accordingly, we enclose the following information for your approval to discharge condition 28:

- Completed Application Form;
- Solar Roof Plan (Sheet No. E.00);
- Residential Block, Roof Level, Solar Panel Layout (Drawing No. 8555-MALA-PR-RF-DR-X-7110 Rev. P01);
- Electrical LV Distribution Services Schematic (Drawing 1640-100-02A Rev. C7); and
- Water Services Schematic (Drawing 1640-150-02A Rev. C5).

The plans show the following details:

Sheet No. E.00 details the PV solar panels for power at 20.4kWp. To go with this, Drawing 1640-100-02A Rev. C7) shows the PV (photovoltaics) on the roof cabled via an inverter and meter onto the main LV panel.

Drawing No. 8555-MALA-PR-RF-DR-X-7110 Rev. P01 provides details of the 10no solar panels for hot water pre-heating. To go with this, Drawing 1640-150-02A Rev. C5 shows the solar panel array on the roof for hot water pre-heat connected to the solar pre-heat vessel which provides the pre-heated water on a closed circulation circuit to the hot-water heaters. The solar water circuit includes a flow meter kit that calculates the solar energy contribution.

The application fee of £116 has been paid via the Planning Portal (PP-11049931).

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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