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London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
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Our ref: NGR/SAV/TSM/U0007738

Your ref: PP-11069319

23 February 2022

Dear Sir/Madam

115-119 Camden High Street, London NW1 7JS
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 3 (Parts B and C) of Planning Permission Ref:
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 satisfy the remaining requirements of condition 3 (parts B and C) 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 discharge the outstanding requirements of condition 3 (parts B and C). The details pursuant to parts A, D and E of condition 3 are being addressed in a separate application (ref. 2021/6012/P) in December 2021.

Condition 3

Condition 3 attached to the aforementioned planning permission (ref. 2019/3138/P) states:

“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 discharge parts B and C of condition 3 attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this relates to the sample panel of the proposed brickwork and the perforated metalwork and reconstructed stonework.

Accordingly, we enclose an Approved Materials Samples Report, prepared by Morris & Company. This shows the brick panel samples, the reconstituted stone on the ground floor and parapets, as well as the perforated metalwork.

We trust that this satisfies the requirements reserved by condition 3. If required, the samples can be shown physically on site to Officers upon request.

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 discharge this condition:

- Completed approval of details application form (ref. PP-11069319)
- Materials Samples Report prepared by Morris & Company;

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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