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FAO Jonathan McClue

23 March 2022

Our ref: LJW/CKE/SMAC/J10346

Your ref: 2018/0663/P

Dear Sir

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

Discharge of planning condition 21 and 22 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 21 and planning condition 22 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 21 of planning permission 2018/0663/P states:

“Prior to the occupation of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. Living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained”.

Planning condition 21 of planning permission 2018/0663/P states:

“Prior to the occupation of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 5dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained”.

As required by condition 21, this application provides details of enhanced sound insulation values, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings.

As required by condition 22, this application provides details of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. These details demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 5dB above the Building Regulations value.

Accordingly, we enclose the following information for your approval to discharge condition 21 and 22:

- Completed Application Form;
- Drawings, prepared by Mark Barfield Architects; and
- Acoustic Design Review Report, prepared by 24 Acoustics Ltd

The application fee of £116 has been paid via the Planning Portal (PP-11144712).

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

Encls. above