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FAO Jonathan McClue

05 April 2022

Our ref: NFR/NMI/KFO/EBH/J10346

Your ref: 2018/0663/P

Dear Sir

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

Discharge of part (b) of planning condition 32 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 part (b) of planning condition 32 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.”

Part (B) of planning condition 32 of planning permission 2018/0663/P states:

“Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details shall be submitted to the local planning authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.”

As required by part (b) of condition 32, the enclosed Surface Water Disposal Strategy, prepared by Blue Roof Design, provides evidence that the sustainable drainage system ('SUDS') has been implemented in accordance with the approved details under part (a) of the condition.

This application seeks full discharge of condition 32, as part (a) of the condition 32 was previously approved by the Council on 16 November 2018 under application ref. 2018/4521/P.

Accordingly, we enclose the following information for your approval to discharge part (b) of condition 32:

- Completed Application Form;
- Surface Water Disposal Strategy, prepared by Blue Roof Design.

The application fee of £148.20 (inc portal fee) has been paid via the Planning Portal (PP-11174170).

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 (07825966719) or Esmee Bryson-Harris (07385933681) of this office.

Yours faithfully,



Gerald Eve LLP

Encls. above