

Our ref: Q40227
Your ref: 2019/4998/P
Email: Gregory.markes@quod.com
Date: 13 May 2022



Planning Development Control
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of Kate Henry
By Planning Portal

Dear Kate

Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access. (Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P)

APPLICATION FOR DISCHARGE OF CONDITION 17C (DETAILED DRAWINGS/MATERIALS) OF PLANNING PERMISSION REFERENCE 2014/5840/P AS AMENDED BY 2015/6996/P AND 2019/4998/P

On behalf of my client, the London Borough of Camden ('the Applicant'), please find enclosed an application for:

Details required for the discharge of condition 17 (Detailed drawings / materials) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

The most recent amendment to the Planning Permission was granted on 25 September 2020 under application reference 2019/4998/P. It is pursuant to this planning permission that this submission is made.



Condition 17

Condition 17 of the Planning Permission reads in full:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Detailed drawings at 1:10 and samples of balustrades;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

This application provides details in connection with the partial discharge of part (c) of the condition set out above (and highlighted in **bold underlined** type). The details submitted are of the material to be used as the external screens to be used on the Tenants and Residents Association Hall on Grafton Terrace. A manufacturer's specification sheet is provided to satisfy the requirements of condition 17(c) in this regard.

The material is to be powder coated in a speckled brown coat to match the cladding of the top storey of the building. This colour was submitted to and approved by the Council under application reference 2021/2893/P (dated 21 September 2021).

A sample of the material will be kept on site.

This is the final material to be submitted pursuant to condition 17(c) and is therefore an application to fully discharge the condition, parts (a) and (b) having been discharged under application reference 2020/5176/P.

Summary

Details are submitted in relation to part (c) of Condition 17 of the above reference planning permission and seek to fully discharge the condition. To achieve this, the following are submitted:

- Application form (duly completed);



- This Covering Letter;
- Site Location Plan (at a scale of 1:2500);
- Council Own Development Form; and
- Manufacturer's specification details for the facing material.

The application fee of £116 has been paid to the Local Planning Authority via Planning Portal. I look forward to receiving confirmation that the Application has been validated shortly. Please do not hesitate to contact me via email or telephone (07710095387) should you have any queries regarding the Application.

Yours sincerely

Gregory Markes
Senior Planner

enc. As above