

22nd July 2022

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir / Madam:

RE: INFILL EXTENSION TO LOWER GROUND, GROUND AND FIRST FLOOR, REORGANISATION OF RESIDENTIAL FLATS OVER THREE FLOORS, INTRODUCTION OF TERRACE AT GROUND AND FIRST FLOOR, EXTERNAL STAIRCASE AND NEW GARDEN ROOM.

AT: 64 ST AUGUSTINE'S ROAD, LONDON, NW1 9RP

With reference to the approved Planning Application **2020/5378/P**, we wish to submit information to discharge conditions 3 & 4. Please find enclosed the relevant information to satisfy these conditions.

This application was submitted online via the planning portal and contains the following additional information listed below.

Documents:

212-PL-700-01 Proposed Window Schedule 1 of 2
212-PL-701-01 Proposed Window Schedule 1 of 2
212-PL-710-01 Proposed Typical Window and Door Details
212-PL-503-01 Proposed Green Roof Sections
GrufeKit Green Roof System Product Guide
GrufeKit Green Roof System Maintenance Guide
GrufeKit Green Roof System Installation Guide
This discharge of conditions statement

1.0 Condition 3:

Before the relevant part of the work is begun, 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:

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

b) 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.

- 1.1** In accordance with point a) of the above condition, please find 1:10 and 1:25 details of the windows and external doors on drawings 212-PL-700-01, 212-PL-701-01 and 212-PL-710-01 which are included in this application.
- 1.2** In accordance with point b) of the above condition, please find details of the brick and timber cladding to be used below.
- 1.3** As described in the approved planning drawings, the proposed extension is to be constructed with London Stock brick with stock-bond to match the existing. Depth and width of protrusion to match neighbouring extension. The specific brick to be used is the Imperial Original London Stock Dark

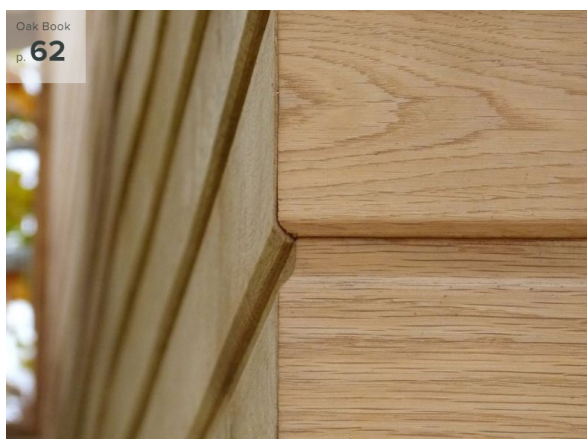
Weathered Brick 65mm from Travis Perkins or similar. Reference code: 287319. The specification can be found at the following website and an example image is shown below.

- 1.4 <https://www.travisperkins.co.uk/facing-bricks/imperial-original-london-stock-dark-weathered-brick-65mm-pack-of-560/p/287319>



- 1.5 As described in the approved planning drawings, the proposed timber cladding on the ancillary garden room is to be diagonal pattern weather treated oak timber cladding. The specific timber cladding to be used is the 145mm Air Dried Oak Shiplap Cladding from Hewins or similar fixed diagonally to battens. The cladding and battens will be treated with Osmo UV Protection Oil for protection from weather. The specification can be found at the following website and an example image is shown below.

- 1.6 <https://www.hewinsoak.com/products/41-shiplap-cladding>



- 1.7 Samples of the cladding and brick will be available on site.

2.0 Condition 4:

Prior to commencement of the relevant works, full details in respect of the living green roof in the area indicated on the approved drawings (Drawing Nos: 212- PRP-500-02 and 212-PRP-501-02) shall be submitted to and approved by the local planning authority. The details shall include

- i. *a detailed scheme of maintenance*
- ii. *sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used*
- iii. *full details of planting species and density*

The living roofs shall be fully provided in accordance with the approved detail prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

- 2.1** As described in the approved planning drawings, the ancillary garden room will have a green roof. The specific green roof system to be used is the GrufeKit modular green roof with sedum and perimeter scottish pebbles.
- 2.2** In accordance with point i) and iii) of the above condition, the green roof will be installed and maintained in accordance with the manufacturer's specification. Please find the GrufeKit Green Roof System Product Guide, Install Guide and Maintenance Guide containing details on maintenance (i) and details on the planting species and density (iii) included in this application.
- 2.3** In accordance with point ii) of the above condition, please find 1:20 details of the green roof on drawing 212-PL-503-01 which is included in this application.

We believe that the information enclosed in this application and described above should be adequate to discharge the relevant conditions; we await your validation and written approval.

Yours faithfully,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.