

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
**FAO Elaine Quigley**

Dear Elaine

**22-26 VINE HILL, 7 WARNER YARD AND 14 ROSEBERY AVENUE, LONDON, EC1R 5DZ:  
APPLICATION TO DISCHARGE CONDITIONS 4(A), (B), (C) AND 7 OF PLANNING  
PERMISSION 2022/0342/P**

Please find enclosed, on behalf of our client, Vine 1 & Vine 2 Limited, an application to discharge conditions of planning permission 2022/0342/P for the above site.

Planning permission was granted on 12<sup>th</sup> October 2022 for:

*'Variation to condition 3 (approved plans) of planning permission ref 2021/1150/P dated 05/10/2021 (for external alterations to the existing building including new rooflights and 4 air conditioning units with lowering of the roof of no. 7 Warner Yard, 4 air conditioning units with associated timber enclosure within the courtyard, replacement windows, creation of new entrance on Vine Hill and Warner Yard, enlargement of existing lower ground and upper ground floor openings on the Vine Hill, Warner Yard and courtyard elevations, infilling of lightwell and installation of pavement lights fronting Rosebery Avenue, creation of bin store area to main entrances, new cycle parking, landscaping of the courtyard and other minor works), namely involving the following amendments- changes to the fenestration configuration to include louvres, replacement of existing roller shutter with doors. increase in number and size of proposed condensers from 4 to 6 on the roof of the single storey extension at no. 7 Warner Yard, installation of acoustic enclosure to approved free standing air conditioning units within the courtyard area, and replacement of single width gate opening to double width gates on Rosebury Avenue.'*

#### **Condition 4**

Condition 4 states that:

*'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 elevations, and sections at 1:10 of pavement lights within the hard standing area fronting Rosebery Avenue including details of materials;
- b) Details including elevations and sections of all timber acoustic enclosures on the roof of no. 7 Warner Yard and within the courtyard area;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be submitted). '

Accordingly please find enclosed the following drawings prepared by Buckley Gray Yeoman:

- 1134\_PL-GE-01 Rev P4: Proposed Elevations – East Elevation
- 1134\_PL-GE-02 Rev P3: Proposed Elevations - North and South Elevations
- 1134\_PL-GE-03 Rev P3: Proposed Elevations - West & South C'rd Elevations
- 1134\_PL-ED-01 Rev 01: Yard Drainage
- 1134\_PL-ED-20 Rev P1: External Bike Storage Details 1
- 1134\_PL-ED-21 Rev P1: External Bike Storage Details 1
- 1134\_PL-ED-51 Rev P1: Condenser Enclosure Detail 02
- 1134\_PL-ED-50 Rev P1: Condenser Enclosure - Phase 1 & 2

These drawings are the same as those provided by email as part of the 2022 Section 73 application on 8 September 2022. The drawings provide additional details on the materials to be used, including the windows within the scheme, as required by the conditions. The drawings include photos of the proposed materials, but samples can be provided to the Council offices if required.

In addition the following information is provided in respect of the proposed pavement lights:

- 1134\_PL-ED-60: External Pavement Light Details
- 1134\_PL-ED-61: External Pavement Light Details
- 1134\_PL\_DE-01: Demolition Plan Rosebery Av Street Level

Also enclosed are photographs of the proposed pavement lights. As can be seen from the sample, the pavement lights are of a high quality and the overall scheme of works to Rosebery Avenue will significantly enhance the appearance of the site at street level. It is not possible due to the weight of the sample pavement light to provide a physical sample of this, but Officers are welcome to make arrangements to view this on site or at BGY's offices.

### **Condition 7**

Condition 7 requires that:

*'Prior to the commencement of the relevant part of the works, details including sections and elevations at scale 1:10 and manufacturers specifications of the metal gates hereby approved (as shown on approved drawing no 1134\_PL-GE-02 rev P2) shall be submitted to and approved in writing by the local planning authority.'*

The following drawing provides details of the proposed gates at 1:10 as required by the condition:

- 1134\_PL-ED-10 Rev P1: External Fence/ Gate Details

This drawing is the same as those provided by email as part of the 2022 Section 73 application on 8 September 2022.

I trust that the enclosed information is sufficient to validate the application, but please contact me on the details at the top of the letter if you require any further information.

Yours sincerely

A handwritten signature in cursive script that reads "C McIntyre".

**Caroline McIntyre MRTPI**