



GERALDEVE

72 Welbeck Street, London W1G 0AY

Tel. +44 (0)20 7493 3338

geraldeve.com

Planning and Building Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO Jonathan McClue

9 November 2022

Our ref: NF/NIMI/J10346

Dear Sir,

Town & Country Planning Act 1990 (as amended)

Stephenson House (now referred to as 'The Lantern'), 75 Hampstead Road, London, NW1 2PL

Discharge of planning conditions 4, 5 and 6 of planning application ref: 2020/5851/P dated 2 March 2022

We write on behalf of our client, Lazari Properties 8 Ltd, to submit an application to discharge planning conditions 4, 5 and 6 attached to planning permission 2020/5851/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."

Following this, full planning permission (ref: 2020/5851/P) was granted on 2 March 2022 for:

“Change of use of 11 market residential units (C3), as substantially implemented under 2018/0663/P dated 02/07/2018, to flexible temporary sleeping accommodation (Sui Generis)/residential units (C3) to be used as accommodation for the cancer patients (and their parents/carers) being treated at UCLH's Proton Beam Therapy Centre.”

Planning condition 4 of planning permission 2020/5851/P states:

“Prior to occupation of the hereby approved development, the details (as approved under 2018/4790/P dated 11/02/2019 or any subsequently approved details) of the location, design and method of waste storage and removal including recycled materials, shall be provided prior to the first occupation/use of any of units and permanently retained thereafter.”

Planning condition 5 of planning permission 2020/5851/P states:

“Prior to the occupation of the development, details of secure and covered cycle storage area for 33 cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.”

Planning condition 6 of planning permission 2020/5851/P states:

“The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.”

As required by condition 4, this application provides details of the location, design and method of waste storage and removal including recycled materials.

As required by condition 5, this application provides details of secure and covered cycle storage area for 33 cycles. We note that the cycle storage location and details pack, prepared by Mark Barfield Architects, provides details of all cycle storage locations and details for the site, however, condition 5 just relates to the 33 covered cycle spaces in respect of the residential & SME which is included in the pack.

As required by condition 6, the Water Efficiency Calculator, prepared by GLP, provides evidence that the water consumption calculations are in accordance with the approved details of the condition.

Accordingly, we enclose the following information for your approval to discharge conditions 4, 5 and 6:

- Completed Application Form;
- Condition 4: Discharge Letter (for information purposes - as approved under application ref. 2018/4790/P in respect of conditions 13 and 18 of the main permission for the site (ref. 2018/0663/P), prepared by Mark Barfield Architects;
- Condition 4: Bin Store Location Plan (SK-312 Rev. A);
- Condition 4: Commercial & Residential Bin Store Plan (SK-313)
- Condition 4: Waste Management Plan, prepared by RGP;
- Condition 5: Cycle Storage Location and Details, prepared by Mark Barfield Architects;
- Condition 6: Water Efficiency Calculator, prepared by GLP.

The application fee of £116 has been paid via the Planning Portal (PP-11682213).

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 sincerely,



Gerald Eve LLP

Tel. +44 207 333 6344
Mobile. +44 7825 966719
nicolamiller@geraldeve.com

Encs. As above