

MM/01/n1979

Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

21st April 2023

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 4 AND 12 AT 34-38 EVERSOLD STREET, LONDON, IN RESPECT OF PLANNING PERMISSION REF. 2022/4942/P FOR THE CHANGE OF USE OF THE EXISTING NIGHTCLUB AT GROUND AND BASEMENT LEVELS TO PROVIDE A PUBLIC HOUSE.

nineteen47 is instructed by JD Wetherspoon PLC to prepare and submit an application to discharge Conditions 4 and 12, in relation to Planning Permission Ref. 2022/4942/P for the change of use of the existing nightclub at ground and basement levels to provide a public house at 34-38 Eversholt Street, London, as granted on 28th March 2023.

Condition 4

Before the use commences, details of secure and covered cycle storage area for 4 long-stay cycle spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first opening of the public house, and permanently retained thereafter.

In order to address the requirements of the above condition, the following details have been submitted:

- BASEMENT FLOOR: PROPOSED BIKE RAMPE AND RACK DETAIL 2227 220

Condition 12

Prior to commencement of the development, full details of the planting to be planted within the planter boxes to be installed on Eversholt Street, shall be submitted to and approved in writing by the local planning authority. The details shall include:

- a detailed scheme of maintenance*
- full details of planting species and density*

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

In order to address the requirements of the above condition, the following details have been submitted:

- GROUND FLOOR PLANTER DETAIL 2227 500 A

- PLANTER VISUAL

I trust the submitted information is satisfactory in order for you to discharge this condition, but please do not hesitate to contact me if you have any queries.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Matthew Mortonson', with a long horizontal flourish extending to the right.

Matthew Mortonson
Associate Director

Matthew.mortonson@nineteen47.co.uk