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10 October 2023

**BY EMAIL**

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990 Maple House, 149 Tottenham Court Road, London, W1T 7NF

On behalf of our client, Lazari Properties 7 Limited, please find enclosed an application for the approval of details of condition 5 for planning application 2021/6225/P, permitted 07 June 2023 for the site at Maple House, 149 Tottenham Court Road, London, W1T 7NF.

The June 2023 (2021/6225/P) permission is for the following development:

“Replacement glazing to lift lobby, external courtyard landscaping with erection of 2 pavilions, and PV panel array to roof.”

### Condition 5

Condition 5 of this permission requires the following:

“Prior to first use of the pavilions, detail shall be provided of the residential exclusion zone fencing for approval by the Local Planning Authority. The fencing shall be installed as per the approved details prior to first use of the pavilions within the courtyard.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.”

In order to discharge condition 5, Studio ONB have produced a drawing (O61-SK50 – Maple House Typical Knee Rail Detail) showing how the proposed fencing will mark the ‘residential exclusion zone’. The proposed plan shows the extent of the fence, as previously agreed at application stage with the planning case officer along with a section and axonometric showing how it will appear in context with the landscaping approach. Details show how the rail will be fixed along with dimensions.

The fee in connection with the application for planning permission of £116 (as well as the £64.00 service charge) has been paid online via the Planning Portal.

In view of the above and enclosed we trust that this can now be discharged, however, should you require clarification of any element or any additional information then please do not hesitate to contact me.

We look forward to receiving acknowledgement of receipt of the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Garcia', with a long horizontal stroke extending to the right.

Adam Garcia MRTPI | Associate Director

CBRE Ltd | UK Development – Planning