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1 February 2024

38a Monmouth Street
London WC2H 9EP
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London Borough of Camden
Planning & Development
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam

**Section 19 Application - Variation of condition 2
34 & 33 Great Queen Street, London WC2B 5AA**

On behalf of our client Coffee & Jam Limited please find enclosed a Section 19 application in respect of the variation of condition 2 pursuant to listed building consent 2023/3950/L granted on 5th January 2024 for the formation of an opening at rear ground floor level to connect 33 and 34 Great Queen Street.

To assist the Council in the consideration of this application we enclose with this letter the following documents:

- Application form
- Approved and proposed plans
- Site Location Plan

Since the grant of listed building consent the design scheme has been developed and the applicant is now seeking consent to vary the scheme to allow for a slightly wider opening between the units. The opening will increase from 1035mm to 1400mm. This will increase the opening width by a modest 365mm and will have no material impact upon the character and/or appearance of the building.

Prior to submitting this application, we sought advice from Camden on the acceptability of providing a slightly wider opening and we were advised by officers that the slightly enlarged opening would not vary the substance of the consent and could be dealt within by way of a section 19 application to vary the drawings condition.

We trust the proposals are acceptable, however, should you require any further information or wish to discuss the enclosures please do not hesitate to contact the undersigned.

Yours faithfully

Danielle Zaire

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VAT REGISTRATION NUMBER: 203 0372 68