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London Borough of Camden  
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**FAO: Elaine Quigley**

**Our ref: GBR/EBH/U0021588**

**Your ref: PP-13110923**

3 June 2024

Dear Elaine

**Approval of details pursuant to Condition 14 (Planning Application ref: 2023/4727/P)  
48 Charlotte Street, London, W1T 2NS**

We write on behalf of our client, Bourne Office Space CS Limited, to seek the discharge of Condition 14 of planning permission ref: 2023/4727/P, dated 13 May 2024, at 48 Charlotte Street, London, W1T 2NS ('the Site') in relation to the living roof.

### **Background**

On 13 May 2024 planning permission (ref. 2023/4727/P) was approved for:

**"External alterations including: creation of roof terraces at first floor, third floor and main roof level; extension of stairwell and lift overrun; replacement windows; alterations to doors and windows at ground floor level; relocation of air handling unit; and associated external alterations including installation of pergolas on the main roof."**

### **Condition 14**

Condition 14 states:

**"Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:**

- i. a detailed scheme of maintenance**
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used**
- iii. full details of planting species and density**

**The living roofs 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."**

It is considered that the details submitted meet the requirements of condition 14 in respect of the living roof.

**Submitted Documentation**

The following documents have been enclosed in support of this application:

- Completed Application form, prepared by Gerald Eve;
- Covering Letter (this document), prepared by Gerald Eve;
- Roof Maintenance Plan, prepared by Hale Brown Architects;
- Fifth Floor Rooftop design photograph, prepared by Hale Brown Architects;
- EGR Technical Planting Species and Density, prepared by Eco Green Group; and
- Proposed Roof Plan and Section Details, prepared by Hale Brown Architects.

The application fee of £215 (inc planning portal service fee) has been paid online.

We would be grateful if you could confirm receipt and validation of this application. In the meantime, please contact Gary Brook (0755 774 2363) or Esmee Bryson-Harris (07425477720) of this office should you have any questions.

Yours faithfully

A handwritten signature in black ink that reads "Gerald Eve LLP". The signature is written in a cursive, slightly stylized font.

**Gerald Eve LLP**

Enc. As above