



Planning Statement – Discharge of Conditions 4

115 Kings Cross Road. London. WC1X 9NH

August 2024

Introduction

This application is made in response to our consent achieved at 115 Kings Cross Road for:

Erection of a mansard style roof extension to facilitate the formation of a 2nd and 3rd floor 2 bedroom 4 person flat. Erection of a first floor rear extension and formation of first and second floor rear terraces (1st floor to be used as a 1 bed 2 person flat). Replacement timber sash windows on front and rear elevations.

The application was consented in January 2024 and included the following pre commencement condition:

Condition 4 . Detailed Drawings

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

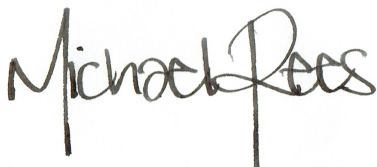
- a) Details (at a scale of no less than 1:20) of the replacement windows (including jambs, head and cill) on the front and rear elevations
- b) Details (at a scale of no less than 1:20) of the front and rear dormers
- c) Details (at a scale of no less than 1:50) of the new shopfront

Proposals and Information to Discharge Conditions

In addressing the points above a series of detailed drawings have been compiled, list below.

074.(3).1.500 - Proposed Shopfront Details
074.(3).1.501 - Proposed Window Details 1
074.(3).1.502 - Proposed Window Details 2
074.(3).1.503 - Proposed Window Details 3
074.(3).1.504 - Proposed Window Dormer Details

Yours sincerely,



Michael Lloyd Rees

Director . Architect
for and on behalf of DISTRICT Architects Ltd.