

MADDOX PLANNING

Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London, WC1H 9JE
FAO David McKinstry

29 August 2024

**4-6 Bedford Place, London WC1B 5JD:
Submission for the part approval of details reserved by Condition 4 b, c and d of Planning
Permission ref. 2023/1315/P**

Dear Sir/Madam,

Please find enclosed, on behalf of the Applicant Nebra Property 2022 Limited, an application for the part approval of details reserved by condition 4 b,c and d of planning permission ref. 2023/1315/P at 4-6 Bedford Place, London WC1B 5JD.

This application has been submitted electronically on the Planning Portal (ref. PP-13345775). Enclosed with this letter are the following documents:

- Completed and signed application form;
- External door details drawing ref. A 570 104 Rev P0;
- Rear façade doors drawing ref. A 570 105 Rev P0; and
- Rear façade new window details drawing ref. A 570 106 Rev P0.

Condition 4 b, c and d

Condition 4 b, c and d of planning permission ref. 2023/1315/P states:

“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:

b) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.”

The detailed drawings requested under this condition relate to the new extension only. The details submitted are also consistent with details sent to David McKinstry and considered acceptable in principle via email on 17 July 2024.

The proposals ensure the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan, and the statutory duties under S66 of the LBCA 1990.

The application fee will be paid upon submission via the Planning Portal. I trust this application is clear, however please do not hesitate to contact me should you wish to discuss any matter raised in this submission.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A Frendo', enclosed within a thin black rectangular border.

Anthony Frendo BA (Hons) MSc MRTPI
Planning Director

t: 0345 121 1706

m: 07960 064 411

e: anthony@maddoxplanning.com
