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London Borough of Camden
Development Management
Regeneration and Planning
Town Hall,
Judd Street
Luton
WC1H 9JE

FAO Sam FitzPatrick

October 2024

Planning Permission Ref: 2023/1831/P
Via PLANNING PORTAL (REF: PP-13466018)

Dear Sir / Madam,

SUBMISSION OF APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4 PART B – 2-7 MONTAGUE STREET, LONDON WC1B 5BP

We write on behalf of our client, Zorca Holding London Ltd (the 'Applicant'), to submit an application for approval of details (AOD) in relation to Conditions 4 (Materials) part b only, attached to planning permission 2023/1813/P at 2-7 Montague Street, London WC1B 5BP (the 'Site').

Planning permission was granted on 24th April 2024 under the reference 2023/1831/P for the following development:

“Erection of rear single storey extension at ground floor following demolition of existing conservatory. Erection of plant in rear garden and at rear roof level. Rear landscaping alterations and erection of timber shelter. Erection of rear 1st floor balcony. Fenestration installations. Installations of platform lift and stairs from lower ground to ground floor within the front lightwell. Installation of lift overrun.”

The Decision Notice for this planning permission contained a number of planning conditions which require further details to be prepared, submitted and discharged by the London Borough of Camden. This letter provides an overview of the information the team have prepared to enable the approval of details in relation to **Condition 4 part b**.

a. The Application Package

This covering letter is accompanied by technical documents, which provide the information required to discharge condition 4 part b. The table below sets out the documents accompanying this letter and submitted as part of this application, to discharge condition 4 part b. Further details on the information submitted is provide in brief below and in the technical documents themselves.

Condition No.	Details to be approved
4 b)	Zetter Grange – Garden Details (October 2024)

This application for approval of details has been submitted via the Planning Portal (Ref. PP-13466018) and the application fee of **£215.00** has been paid by the Applicant by Bank Transfer.

b. Condition 4 (Materials)

Condition 4 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site), including all stone to front entrance steps;

c) Details including plans, elevations, and sections at 1:50 of both the replacement orangery and plant room to be located to the rear garden.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reasons: 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."

A Garden Details pack prepared by Zetter Grange has been submitted as part of this application to demonstrate manufacturers specification details to address Condition 4 part b.

c. Summary

We trust that the information provided is sufficient to enable the council to validate and discharge Condition 4 part, b. We look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact, Rabeka Begum on 07442752477 (rbegum@iceniprojects.com) or Kieron Hodgson (khodgson@iceniprojects.com) on 07807 264 704 of this office in the first instance should you have any questions.

Yours faithfully,



Iceni Projects Limited

Cc
Robert Batrick – Zorca Bloomsbury