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Town Hall,  
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**FAO Sam FitzPatrick**

22<sup>nd</sup> November 2024

Planning Permission Ref: 2023/2303/L  
Via PLANNING PORTAL (REF: PP-13566704)

Dear Sir / Madam,

**SUBMISSION OF APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4 LISTED BUILDING CONSENT– 2-7 MONTAGUE STREET, LONDON WC1B 5BP**

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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), attached to the Listed Building Consent 2023/23/03/L at 2-7 Montague Street, London WC1B 5BP (the 'Site').

Listed Building Consent was granted on 24<sup>th</sup> April 2024 under the reference 2023/2303/L 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 alterations. Installation of lift overrun. Installation of platform lift and stairs from lower ground to ground floor within the front lightwell. Internal alterations including conversion of two hotels (C1) into one."*

The Decision Notice for this Listed Building Consent contained planning conditions, one of 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.

**a. Condition 4 (Materials)**

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Condition 4 states:

*" 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 before the relevant part of the work is begun:*

*a) Details including plans, elevations, and sections at 1:10 of all pod bathrooms within bedrooms, showing context within the rooms.*

*Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017."*

A set of drawings and details of the pod rooms within bedrooms, have been prepared by Atelierdb Architects and been submitted as part of this application to show the pod rooms in context within the rooms to address Condition 4.

## b. The Application Package

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

Condition No.	Details to be approved
4	<ul style="list-style-type: none"><li>• Pod Room First Floor Plan, prepared by Atelierdb Architects</li><li>• Pod Room First Floor Section, prepared by Atelierdb Architects</li><li>• Pod Room Ground Floor Plan, prepared by Atelierdb Architects</li><li>• Pod Room Ground Floor Section, prepared by Atelierdb Architects</li><li>• Bedroom Elevations, prepared by Atelierdb Architects.</li></ul>

This application for approval of details has been submitted via the Planning Portal (Ref. PP-13566704) and as you are aware, the application for a listed building consent does not have a fee, therefore no fee has been required.

## c. Summary

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We trust that the information provided is sufficient to enable the council to validate and discharge Condition 4. We look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact, Rabeka Begum on 07442752477 ([rbegum@iceniprojects.com](mailto:rbegum@iceniprojects.com)), Rebecca Mason on 07776 530 771 ([rmason@iceniprojects.com](mailto:rmason@iceniprojects.com)) or Kieron Hodgson on 07807 264 704 ([khodgson@iceniprojects.com](mailto:khodgson@iceniprojects.com)) of this office in the first instance should you have any questions.

Yours faithfully,



Iceni Projects Limited

Enc

Cc  
Robert Batrick – Zorca Bloomsbury