

MADDOX PLANNING

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

25 November 2024

**4-6 Bedford Place, London WC1B 5JD:
Re-submission for the part approval of details reserved by Condition 4f of Planning
Permission ref. 2023/1315/P**

Dear Sir/Madam,

Please find enclosed, on behalf of the Applicant Nebra Property 2022 Limited, a resubmission of the application for the part approval of details reserved by condition 4f 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-13591606). Enclosed with this letter are the following documents:

- Completed and signed application form; and
- Discharge of condition 4f document by X Construct.

Condition 4f

Condition 4f 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:

f) Samples of all proposed hard landscaping materials.

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.”

This condition was previously discharged under application ref. 2024/4330/P, however the “Marshalls York Stone - Fine Sawn 20mm, 30mm” is no longer available. An image of the newly proposed York Stone sample is provided within the submitted documentation and the sample has been viewed on site by David McKinstry.

The proposed York Stone is similar to that previously approved and ensures the special architectural and historic interest of the building in accordance with the requirements of policy 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 'AF', 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
