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

FAO Sam FitzPatrick

December 2024

Planning Permission Ref: 2023/1831/P
Via PLANNING PORTAL (REF: PP-13624331)

Dear Sir / Madam,

**SUBMISSION OF APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 7
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 7 (Hard and Soft Landscaping), 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 7**.

a. Condition 7 (Hard and Soft Landscaping)

Condition 7 states:

"No construction within or involving the open space to the rear shall take place until full details of hard and soft landscaping which shall include all replacement trees and planting and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of Policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017."

A detailed drawing of earthworks and changes in levels to the open space to the rear, prepared by RICH Landscapes Studio, has been submitted as part of this application to demonstrate details to address Condition 7.

b. The Application Package

This covering letter is accompanied by a drawing, which provide the information required to discharge condition 7.

The table below sets out the document accompanying this letter and submitted as part of this application, to discharge condition 7. Further detail on the information submitted is provided in brief below and in the drawings itself.

Condition No.	Details to be approved
7	<p>The following detail have been prepared by RICH Landscapes Studio.</p> <ul style="list-style-type: none">• Earthworks + changes in levels

This application for approval of details has been submitted via the Planning Portal (Ref. PP-13624331) and the application fee of **£215.00** has been paid by the Applicant by Bank Transfer.

c. Summary

We trust that the information provided is sufficient to enable the council to validate and discharge Condition 7. We look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact, Rabeka Begum on [REDACTED] ([REDACTED]) or Kieron Hodgson ([REDACTED]) on [REDACTED] of this office in the first instance should you have any questions.

Yours faithfully,



Iceni Projects Limited

Cc
Robert Batrick – Zorca Bloomsbury