

Mr Ben LeMare
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9LP

28 November 2013

Dear Ben

79-86 CHANCERY LANE, LONDON, WC2A 1BQ

APPLICATION FOR APPROVAL OF CONDITION 5 (CYCLE SPACE LOCATION) AND 7 (BIRD AND BAT BOX LOCATION) (LPA REF: 2013/2159/P)

We write on behalf of Raingate Limited (the applicant) with regard to the above site and further to the planning permission granted 10 September 2013 under application reference 2013/2159/P. The applicant seeks to fully discharge all details of the pre-commencement condition 5 concerning the provision of secure cycle spaces for the residential and commercial floorspace and the prior to first occupation condition 7 relating to the location of bird and bat boxes.

Condition 5 of planning permission reference 2013/2159/P granted on 10 September states:

"Prior to the commencement of development, details of secure cycle storage areas for 8 cycles associated with the new residential floorspace and 27 cycles associated with the commercial floorspace shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant floorspace, and permanently retained thereafter."

Condition 7 of planning permission reference 2013/2159/P granted on 10 September states:

"Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained."

Accordingly in addition to this Covering Letter, we enclose:

- Application form for approval of details reserved by Condition 5 and 7;
- Plan 1966 GA 01 - Rev T2 (Proposed Basement Floor Plan) presenting the location of the 27 cycle spaces associated with the commercial floorspace accessed from Bishop's Court at ground level;

- Plan 1966 GA02 – Rev T1 (Proposed Ground Floor Plan) setting out the location of the 8 cycle spaces for the residential accommodation that will be accessed from Star Yard;
- Specification of the Josta Wall Hook system that will be used;
- Material identifying the types of species which the boxes will cater for and an elevation locating where they will be positioned;
- Plan EED13618-100_GR_EC_1.1A highlighting the location of the boxes;
- The appropriate planning application fee to the value of £97.00

We look forward to receiving confirmation that the application has been registered. If you require any further information, please contact Amy Lee on 0207 182 2791.

Yours faithfully,



CBRE LTD

ON BEHALF RAINGATE LIMITED