

11 June 2014



Development Control
Planning Services
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Dear Sir/Madam,

62-63 Tottenham Court Road and 1-7 Goodge Street, W1T 2EP
Application to Discharge Condition 3
2011/1821/P and APP/X5210/A/12/2177819, allowed 6 December 2012

On behalf of the applicant, Goodge Street (Tottenham Court Road) LLP, we are instructed to apply for the discharge of a number of conditions upon an existing planning permission.

Planning Permission was allowed on appeal on 6 December 2012 (Ref: APP/X5210/A/12/2177819, LPA Ref: 2011/1821/P) for the following development at the above named site:

Erection of a five storey building plus basement at 5-7 Goodge Street and rebuilding to five storeys plus basement at 62-63 Tottenham Court Road and 1-3 Goodge Street (including mansard roof), following part/complete demolition of existing buildings, all in association with the provision of retail space at ground floor level and 8 additional residential units (9 in total) to upper floors (Classes A1/C3)

In allowing this permission, a total of 12 conditions were imposed. This application provides details to discharge **Condition 3**.

Condition 3 states:

Detailed drawings or samples of materials as appropriate in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun

- a) *Plan, elevation and section drawings, including jambs, heads and cills of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1;*
- b) *typical details of balustrades at a scale of 1:10 including methods of fixing;*
- c) *samples and manufacturers details of new facing materials including windows and door frames, glazing, balconies, balustrades, natural stone and cladding. A sample panel of all facing materials shall be erected on site and approved in writing by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approved details.*

In support of this application, please find enclosed:

- The completed application form;

- Annotated elevations – T (20) E101, E102, E103, E104;
- Annotated plan, elevation and section drawings of proposed window, door and balustrade details – t (20) DE01, DE02, DE03, DE04, DE05, DE06, DE07, DE08, DE09;
- External Finishes Schedule including manufacturing details.
- A copy of the appeal decision notice, dated 6 December 2012.

A cheque for the application fee of £97 will be sent separately by post.

Condition 3 Part C states that *'a sample panel of all facing materials shall be erected on site and approved in writing by the Council before the relevant parts of the work are commenced'*.

This panel shall be made available on site, until such time as a planning officer has arranged a site visit to view the proposed materials.

The details submitted fully comply with the provisions of Condition 3. They provide a limited palette of high quality materials that will ensure a good finish to the development and provide the appropriate amount of variety and interest in the streetscenes but not at the expense of creating a unified development.

I trust that everything is in order. Please do not hesitate to contact me if you have any queries regarding this application.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nigel Dexter".

Nigel Dexter
Senior Planner