



JT/HC/LON.0204

19 December 2014

Development Management
Camden Council
Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
74 Charlotte Street, London, W1T 4QH
Planning Portal Ref: PP-03863040

Pegasus Planning Group Ltd has been instructed by Kahuna Ltd. ('the Applicant') to demolish the existing building behind retained façade to 74 Charlotte Street and erection of a replacement building comprising Class A3 (restaurant) at ground and basement levels and 5no. residential dwellings on the upper floors.

Accordingly, please find enclosed a CD with the following documentation, with the application forms submitted via the Planning Portal (Ref: PP-03863040):

1. Completed planning application form including Certificates;
2. Planning Statement (prepared by Pegasus Group);
3. Planning Drawings including Accommodation Schedule (prepared by Darling Associates);
4. Design and Access Statement (prepared by Darling Associates);
5. Daylight / Sunlight Assessment (prepared by GVA);
6. Heritage Assessment (prepared by Montagu Evans);
7. Environmental Noise Assessment (prepared by Graham Powell Consultants);
8. Outline Construction Methodology and Basement Impact Assessment (prepared by Michael Barclay Partnership and verified for the purpose of this application by Heyne / Tillett / Steel);
9. Construction Management Plan (prepared by Bennett);
10. CIL Questions Form (prepared by Pegasus Group);
11. Accommodation Schedule (prepared by Darling Associates);

The application fee of £4,235.00 will be paid directly by the applicant under separate cover.

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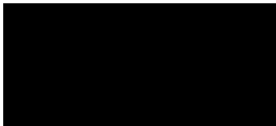
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Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

The proposed development will create a mixed use development of the utmost quality to provide highly desirable new residential apartments in a prime location, as well as a new restaurant (Class A3) facility which will contribute to the vitality and viability of the area.

I trust the above and enclosed is adequate for the validation of this application and look forward to receiving confirmation of this in due course. However, should you require any additional information then please do not hesitate to contact me.

Yours faithfully



Jim Tarzey
Director



Enc.