



HC/JT/LON.0204

30 January 2015

Planning Department
Camden Council
Town Hall
Judd Street
London
WC1H 8ND

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
74 Charlotte Street, London W1T 4QH
Application for Approval of Details Reserved by Condition 3 - Pursuant to Planning
Permission 2012/2133/P (Appeal Ref. 2193888)

Pegasus Group has been instructed to submit an application for the approval of details reserved by condition associated with planning permission 2012/2133/P (Appeal Ref. 2193888).

On the 20 September 2013, planning permission was granted for the following developments:

"Demolition of building behind retained four storey front façade and redevelopment for a 5 storey building that includes a new mansard roof level with rear terrace, a rear terrace at second floor level, plus excavation to form a basement level with front lightwell, to accommodate restaurant (Class A3) at basement and ground floors and 4 x residential flats on upper floors to be communally accessed from Charlotte Mews".

This Covering Letter sets out the information submitted in respect of the approved commencement conditions to be discharged. Accordingly, the relevant planning application form and associated documentation was submitted via the Planning Portal (Ref. PP-03867157) [REDACTED]

Condition 3

Condition 3 states:

"No development shall commence until detailed drawings, and/or samples of materials as appropriate, in respect of the following, have been submitted or made available to and approved in writing by the Local Planning Authority:

23 Hanover Square, London W1S 1JB
T 0203 705 8060 www.pegasuspg.co.uk

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

1. *Plan, elevation and section drawing, including jambs head and cil, of all new external window and door at the scale of 1:10 with typical glazing bar details at 1:1.*
2. *Typical details of new railing and balustrade at the scale of 1:10 with finials at 1:1, including method of fixing.*
3. *Samples and manufacturers details of new facing materials including windows and door frames, glazing, balconies, balustrades, with full scale sample panel of all brick facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bound and pointing. The sample panel shall be erected on site and retained in situ until the development is complete.*

The relevant part of the works shall be carried out in accordance with details of the samples thus approved."

Accordingly, please find enclosed the following detailed drawings to discharge Condition 3:

- i. South West Window Elevation (Dwg No. 14069(PL)01);
- ii. North East and South East Window Elevation (Dwg No. 14069(PL)02);
- iii. Second Floor Plant Access Drawing (Dwg No. 14069(PL)08);
- iv. South West Metal Screen Detail and North East Metal Gate Detail (Dwg No. 14069(PL)09);
- v. North East Door Elevations (Dwg No. 14069(PL)10);
- vi. North East Door and Window Details (Dwg No. 14069(PL)11);
- vii. North East Timber Door Details (Dwg No. 14069(PL)12);
- viii. North East Timber Door Details (Dwg No. 14069(PL)13);
- ix. South West Window Detail (Dwg No. 14069(PL)14);
- x. Glass Balustrade Detail (Dwg No. 14069(PL)15).

Once this application has been registered, the Planning Officer is invited to attend site to view the sample panel. Additional samples of proposed materials can also be sent to the Planning Officer upon request.

I trust that the above and enclosed is sufficient for the registration of this application and we look forward to receiving notification of this in due course.

Yours faithfully



Henry Courtier
Senior Planner

