

our ref: TV/Q50105  
your ref:  
email: tom.vernon@quod.com  
date: 20 March 2015



David Fowler  
Principal Planning Officer – West Area Team  
**Development Control**  
**Planning Services**  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

Dear David,

**TOWN AND COUNTRY PLANNING ACT (AS AMENDED) 1990**

**ERECTION OF A MANSARD ROOF EXTENSION AT 4<sup>TH</sup> FLOOR LEVEL, REDEVELOPMENT OF REAR OF PROPERTIES TO PROVIDE REAR EXTENSION AT LOWER GROUND AND GROUND FLOOR LEVEL AND SHOPFRONT ALTERATIONS, ALL IN CONNECTION WITH THE USE OF THE PROPERTIES FOR RETAIL (GROUND FLOOR), OFFICE (GROUND AND LOWER GROUND FLOORS) AND RESIDENTIAL USE (6 ADDITIONAL RESIDENTIAL UNITS).**

**APPLICATION ON BEHALF OF MERCHANT LAND INVESTMENTS LIMITED**

I am instructed by our client, Merchant Land Investment Limited, to submit an application for full planning permission at nos. 61-65 Charlotte Street, London (site plan enclosed) for the following development:

**“Erection of a mansard roof extension at 4<sup>th</sup> floor level, redevelopment of rear of properties to provide rear extension at lower ground and ground floor level and shopfront alterations, all in connection with the use of the properties for retail (ground floor), office (ground and lower ground floors) and residential use (6 additional flats).”**

The submission of this application follows a process of pre-application consultation. The scheme has evolved through discussions with Camden Council and represents the result of an iterative process.

A full review of the relevant considerations is provided within the application planning statement.

**Application Submission**

The following documents form part of the planning submission and are enclosed accordingly:

- Planning Application Forms and requisite certificates, prepared by Quod;
- Copy of submission notices, prepared by Quod;
- Planning Statement, Prepared by Quod;
- Application drawings, prepared by Harper Downie;



Page 2

- Design & Access Statement, prepared by Harper Downie;
- Commercial Floorspace Assessment, prepared by Quod;
- Heritage Statement, prepared by Harper Downie;
- Daylight/Sunlight Report, prepared by ERS;
- Transport Assessment and Draft Travel Plan, prepared by TTP Consulting;
- Energy Statement, prepared by Metropolis Green;
- Sustainability Statement, prepared by Metropolis Green;
- Noise Report, prepared by Clement Acoustics;
- Draft Construction Management Plan, prepared by ML;
- Basement Impact Assessment, prepared by BW Murray; and
- Land Contamination Report, prepared by Castledine & Co.

The application fee of £7,700 is enclosed, made payable to Camden Council.

The submission contains four paper copies of the supporting technical documents along with 4 CD copies.

We trust this application will be validated as soon as possible, and look forward to discussing with you in due course.

Yours sincerely,



Tom Vernon  
Associate