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Development Control
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Dear Sir/Madam

11-13 Goodge Street, London, W1T 2PG
Application to Discharge Condition 3 of application Ref: 2013/6456/P (Application A: Single Coloured Bricks), Permitted on 13 February 2015

On behalf of our client, Goodge Street (Tottenham Court Road) LLP, we seek your approval of details in respect of the above condition.

Planning permission was granted on the 13 February 2015 (LPA Ref: 2013/6456/P) for:

Erection of 1st to 4th floor levels above retained ground floor to form a 5 storey building following demolition of upper floors, including new mansard across 11-13 Goodge Street to provide 3 x 2bed flats and 1 x 3bed flat and erection of 3 storey rear extension at first to third floor. (APPLICATION A : SINGLE COLOUR BRICK)

In allowing this permission, a total of 10 conditions were imposed. This application provides details to discharge Condition 3. Accordingly, please find enclosed:

- The completed application form;
- Appropriate drawings showing details as required by the condition;
- A schedule of all external materials proposed for the development;
- A photo of the proposed brick and mortar specification; and
- A copy of the Approved Decision Notice, dated 13 February 2015 (Ref: 2013/6456/P) to which this condition relates.

Following the submission of this application via the planning portal, a cheque in respect of the application fee of £97 has been sent separately by post.

Condition 3

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, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1*
- b *Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.*
- c *Samples and manufacturer's details of new facing materials including windows and door frames, glazing, balconies, with a full scale sample panel of brickwork demonstrating the proposed colour, texture, face-bond and pointing.*

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

A full set of detailed drawings have been submitted which set out the necessary information with regard to each of the parts required by the condition.

A schedule of the external materials, including details with regard to colours, finishes and proposed location for each material is also provided.

With regard to samples of materials, these will be available to view on site. As requested, a sample panel of the intended brickwork has been erected in accordance with the proposed colour, texture, method of bonding and pointing.

A site visit to view the sample materials can be arranged at the convenience of officers.

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

Yours faithfully



Nigel Dexter
Senior Planner