

our ref: TV/Q50105
your ref:
email: Daniel.Rech@quod.com
date: 7 April 2016



David Fowler
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall Judd Street
London
WC1H 8ND

Dear David,

VARIATION OF CONDITION 2 OF PLANNING PERMISSION DATED 8 JANUARY 2016 FOR ERECTION OF MANSARD ROOF EXTENSION AT 4TH FLOOR LEVEL, REAR EXTENSION AT LOWER GROUND & GROUND FLOOR LEVELS, WITH CREATION OF 6 X FLATS (2 X ONE-BEDROOM/STUDIO, 2 X TWO BEDROOM, 2 X THREE-BEDROOM) ON THE UPPER FLOORS, OFFICE ACCOMMODATION AT GROUND AND LOWER GROUND FLOORS AND SHOPFRONT ALTERATIONS.

61 – 65 CHARLOTTE STREET, LONDON, W1T 4PF;

Quod are instructed by Merchant Land Investment Limited to submit this planning application made under Section 73 of the Town and Country Planning Act (1990) (as amended) to seek formal approval for minor revisions to approved plans for the redevelopment of no. 61 – 65 Charlotte Street. This application dated 8 January 2016 (2015/1746/P) approved the following development:

***“Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.*”**

A number of alterations are sought to the approved plans to enable the development to be delivered which are explained in detail within the enclosed Planning Statement. These include the inclusion of an Automatic Opening Vent (AOV) on the roof, minor façade alterations including raised ridge and rebuilt parapet to the front elevation and window / balcony reconfiguration to the rear.

Therefore, the application seeks planning approval to amend the plans referred to within condition 2 attached to the planning decision notice, which is re-provided below:

"The development hereby permitted shall be carried out in accordance with the following approved plans:

Approved plans:

Existing - 696-EXGA00-P1, 696-EXGA01/02-P1, 696-EXGA03-P1, 696-EXGA04-P1, 696-EXGA05-P1, 696_GS01-Ex, 696_GS02-Ex, 696_GS03-Ex, 696-EXGE01-P1, 696-EXGE02-P1.

Proposed - Plans - 696-GALG-OptA-P2; 696-GALG-OptB-P2; 696-GA00-OptA-P3, 696-GA00-OptB-P3, 696-GA01-P3, 696-GA02-P3, 696-GA03_04-P2, 696-GARF-P1;

Elevations - 696-GE01-P3, 696-GE02-P2;

Sections - 696-GS01-P2, 696-GS02-P2; 696-GS03-P2; 696-GS05-P2; 696-GS06-P1."

For the avoidance of doubt, the proposed changes to the approved drawings are identified below.

Original Drawing Reference	Revised Drawing Reference	Plan Title
696-GE01-P3	249/PD/208	Proposed Front Elevation
696-GE02-P2	249/PD/209	Proposed Rear Elevation
696-GALG-P0tA-P2	249/PD/201	Proposed Lower Ground Floorplan
696-GA00-OptA-P3	249/PD/202	Proposed Ground Floorplan
696-GA01-P3	249/PD/203	Proposed First Floor Plan
696-GA02-P3	249/PD/204	Proposed Second Floor Plan
696-GA03/04-P2	249/PD/205	Proposed Third Floor Plan
696-GARF-P1	249/PD/207	Proposed Roof Plan
696-GS01-P2	249/PD/210	Proposed Section A-A
696-GS02-P2	249/PD/211	Proposed Section B-B
696-GS03-P2	249/PD/212	Proposed Section C-C
696-GS05-P2	249/PD/214	Proposed Section E-E
(illustrative drawing)	249/PD/120	Sketch of No.61

The following documents are submitted in support of this application:

- Signed and dated application forms;
- S73 Planning Statement;
- Revised drawings; and
- Fee (£195) cheque to follow.

I trust you have sufficient information to validate this application and look forward to hearing from you in due course. If you require additional information or wish to discuss the enclosed then please don't hesitate to contact me to discuss.



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Yours sincerely,

Daniel Rech
Planner