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# PLANNING STATEMENT

November 2016

27 Mercer Street  
London  
WC2H 9QR

**For the Discharge of Conditions pertaining to the application for the  
'Internal alterations at basement and ground floor levels and erection  
of glazing over rear courtyard'**

**Prepared by Drawing and Planning Ltd**

**November 2016**

**Planning Application Ref No: 2015/5451/L**

**Planning Application Grant Date: 3<sup>rd</sup> December 2015**

**Contents:**

- 1.0 Introduction and Aims
- 2.0 Discharge of Conditions
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**Please find attached:**

**Decision Notice: Grant of Listed Building Consent - Ref: 2015/5451/L**

MRCST\_LWD100\_Proposed\_Light Well Detail-Roof Plan

MRCST\_LWD101\_Proposed\_Light Well Detail-Section AA and BB

MRCST\_LWD102\_Proposed\_Light Well Detail-Elevation and Section BB



## 1.0 Introduction and Aims

This supporting Planning Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665), on behalf of the applicant at 27 Mercer Street, London, WC2H 9QR. The site has been identified on the location plan within the attached drawing pack.

This statement accompanies an application for the Discharge of Condition two (2), as set out in the original decision notice following The London Borough of Camden's decision to Grant Listed Building Consent Ref: 2015/5451/L for **'Internal alterations at basement and ground floor levels and erection of glazing over rear courtyard.'**

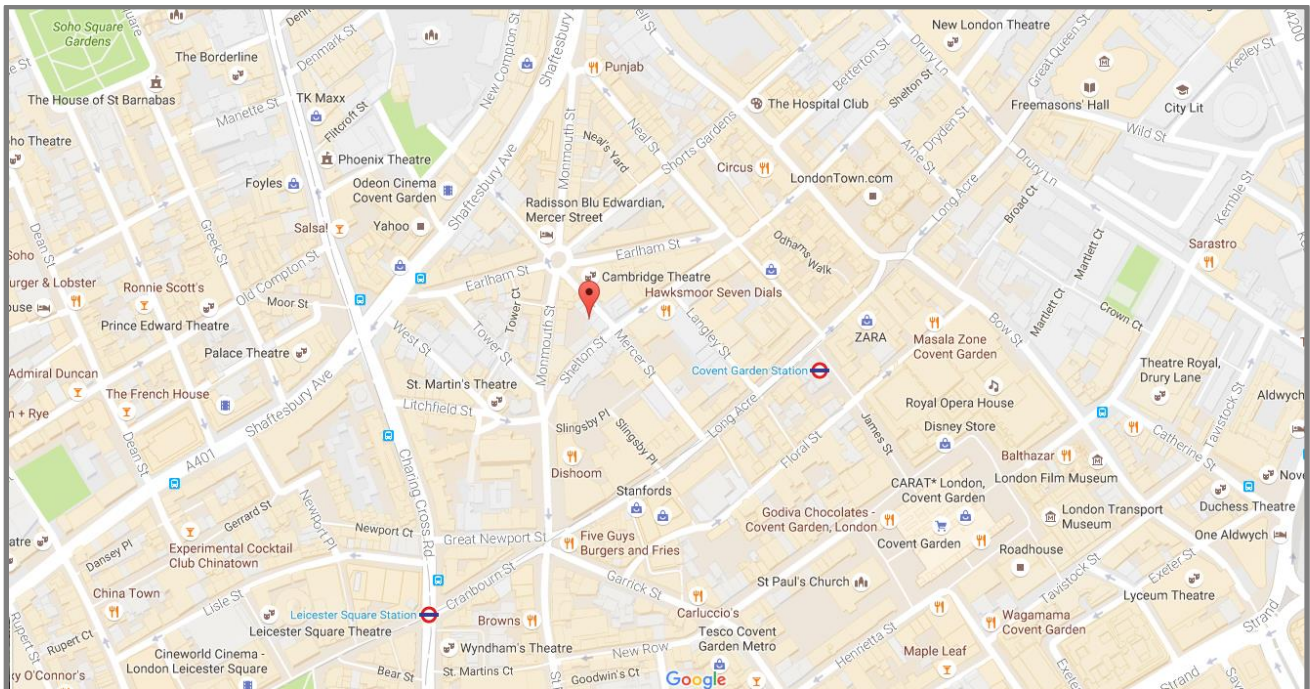


Fig. 1: Map of the local area

## 2.0 Discharge of Conditions

This statement accompanies an application for the Discharge of Condition two (2), as set out in the original decision notice following The London Borough of Camden's decision to Grant Listed Building Consent Ref: 2015/5451/L for **'Internal alterations at basement and ground floor levels and erection of glazing over rear courtyard.'**

This application will therefore provide the additional drawings and statements required to discharge this condition as requested.

**Discharge of Condition Two (2): Details of typical sections, elevations and plans**

**Condition 2:** *Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:*

*a) Details including typical sections, elevations and plans at 1:10 of glazing bars and junctions with walls/brickwork. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.*

**Reason 2:** *'To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.*

Condition Two of this approval requires details including typical sections, elevations and plans at 1:10 of glazing bars and junctions with walls/brickwork to have been submitted to and approved by the Local Planning Authority.

As shown on the attached proposed lightwell detail, proposed section AA & BB detail and the proposed lightwell elevation detail, full specification at a scale of 1:10 have been provided.

Prior to the submission of this application, contact via email was had with Mr Nick Baxter, Heritage Officer at Camden Council where draft copies of the plans to address this application were provided. Mr Baxter responded by email on 25th October, where he advised that *'the drawings were acceptable'* and went on to state that *'the product appears appropriate'*.

**This statement therefore looks to confirm that the attached section details and elevation plans at a scale of 1:10 as requested, are suitable & are appropriate for this development. All elements & specification proposed within this report will be implemented in their entirety before the development is completed. As such, it is felt that these details should be considered sufficient to summarily discharge this condition.**

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**4.0 Conclusion**

This statement accompanies an application for the Discharge of Condition two (2), as set out in the original decision notice following The London Borough of Camden's decision to Grant Listed Building Consent **Ref: 2015/5451/L** for ***'Internal alterations at basement and ground floor levels and erection of glazing over rear courtyard.'***

Based on the information provided, we therefore trust that you will be able to support this application for the Discharge of this Condition and recommend this application for approval.