

15 March 2017



VIA PLANNING PORTAL

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Dear Sir / Madam,

APPROVAL OF DETAILS RESERVED BY CONDITION 3 (DETAILS OF EXTERNAL TILES) ATTACHED TO PLANNING PERMISSION REF. 2016/7092/P

3 BERNARD STREET, LONDON, WC1N 1LJ

PLANNING PORTAL REF. PP-05914331

On behalf of our client, The Detox Kitchen, Savills is instructed to submit this discharge of condition application relating to the above site.

Planning permission (ref. 2016/7092/P) for the installation of a replacement shopfront was granted on 9 March 2017. This application seeks to approve details reserved under Condition 3 (Details of External Tiles) of the planning permission.

Accordingly, please find enclosed:

- Application form;
- Manufacturer details;
- Photograph Sheet;
- Sample (posted under separate cover):

The £97.00 application fee has been paid online.

Proposal

The proposed tile to be used externally to the shopfront is Opal Emerald Ceramic Gloss Tile (300mm x 75mm x 8mm). Manufacturer details, photograph sheet and a sample are provided.

Assessment

The design and finish of the tile has been carefully considered and selected in light of discussions during the course of the planning application, and consultation responses received. The colour of the tiles has been changed to a softer tone of turquoise in light of the comments made by the Bloomsbury Conservation Area Advisory Committee.

The resultant appearance of the shopfront with the installation of the tiles is considered acceptable in the context and setting within the Bloomsbury Conservation Area. The proposals accord to Policy CS14

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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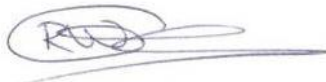


(Promoting High Quality Places and Conserving our Heritage) of the Camden Core Strategy (November 2010) and Policies DP24 (Securing High Quality Design) and DP30 (Shopfronts) of the Camden Development Policies (November 2010) in that the external appearance provides for a high standard of design. The proposed tile provides a betterment in terms of visual interest and display to the site, helping to contribute towards the vitality and viability of the area. The use of the tile will respect the character and architectural design of the replacement shopfront.

The Bloomsbury Conservation Area will be preserved, and in many respects enhanced, through the shopfront alterations, resulting in a general refurbishment to the external appearance of the unit. The proposals are also considered acceptable in that they not only preserve but in many respects improve the setting against the nearby Grade II* listed Hotel Russell and Friend at Hand. The proposed tile choice is therefore considered to be in accordance with the aforementioned policies of the development plan as well as the objectives and direction of the NPPF.

I trust this application is in order and we look forward to receiving notification of its validation in due course. Should you require any further information, or if there is anything we can do which will be of assistance to your timely determination of this application, then please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Rhys Govier", with a long horizontal flourish extending to the right.

Rhys Govier
Associate

Enc. As above