



GERALDEVE

Development Control Planning Services
London Borough of Camden
Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Michael Cassidy

24 February 2017

Our ref: LJW/WRIM/HBR/J10182C

Your ref: 2014/5946/P

Dear Sir/Madam

21-31 New Oxford Street, London

Partial Discharge of Condition 3 parts (a), (d), (e), (g) and (h) (Planning Permission ref. 2014/5946/P)

We write on behalf of our client, New Oxford Street Development Limited, enclosing an application for the discharge of condition 3 parts (a), (d), (e), (g) and (h), attached to planning permission ref. 2014/5946/P.

Background

On 30 March 2015 full planning permission (ref. 2014/5946/P) was granted for the:

"Remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/ restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works."

Condition 3

Condition 3 of the permission in full states:

"The details of the following shall be submitted to and approved in writing by the local planning authority before any work is commenced on the relevant part of the development:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);**
- b) Details including sections at 1:5 minimum of all windows, metal and stone panels, canopies, ventilation grills, external doors and gates;**
- c) Details including materials of all balconies, balustrades, winter gardens and roof terraces;**
- d) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;**
- e) Details of all external lighting within the public realm of the site and fixed to buildings;**
- f) Details, including samples, of paving to all external areas including Dunn's Passage;**

**g) Details of lighting to Dunn's Passage; and
h) Treatment to the flank wall of the service bay build-out on High Holborn**

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

It is important to note that this application only seeks to discharge parts (a), (d), (e), (g) and (h). Parts (b), (c) and (f) will form part of a separate submission.

In line with the requirement of parts (a), (d), (e), (g) and (h), an information pack, prepared by Allford Hall Monaghan Morris, has been submitted as part of this application. Within this information pack are details of the facing materials, new shopfronts, external lighting and lighting to Dunn's Passage, and treatment to the flank wall of the service bay build-out on High Holborn.

Part (a) of condition 3 states samples of the facing material shall be to be provided to the local authority on site. The facing materials were presented to London Borough of Camden design officers in Germany and as part of the discharge of Condition 4 (ref. 2016/4692/P) in November 2016. Accordingly, it is not considered necessary for the samples to be provided again. Photos and a confirmation e-mail that were submitted to discharge condition 4 have been included as part of this application.

Application documentation

Accordingly the following documents have been submitted via the planning portal for approval:

- Completed application form;
- Red line site location plan;
- Information pack, prepared by Allford Hall Monaghan Morris; and
- Information which discharged condition 4.

A cheque for £97.00, this being the requisite application fee, will follow the submission of this application.

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Hannah Bryant (020 7333 6427) or Marnie Sommariva (020 7518 7257) of this office.

Yours faithfully

Gerald Eve LLP

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hbryant@geraldeve.com
Direct tel. +44 (0)20 7333 6427