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FAO: Rob Tulloch

15 March 2018

Our ref: LJW/ANE/AKG/J10198B

Your ref: 2016/5141/P // PP-06782124

Dear Rob,

182-184 High Holborn, London, WC1V 7AP
Approval of Details

On behalf of our client, Covent Garden Investment S.A.R.L, we write to submit an application to partially discharge details relating to Condition 3a of planning permission (ref: 2016/5141/P), dated 22 March 2017 at 182-184 High Holborn, London, WC1V 7AP.

Condition 3a

Condition 3a states:

“Detailed drawings, or samples of materials as appropriate, 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 sections at 1:5 of all windows (including jambs, head and cill), piers, ventilation grills, louvres, canopies, external doors and gates.”

Background

On 22 February 2018 Non Material Amendment application (ref: 2017/7090/P) for the realignment of facades at upper floor levels, alteration to entrance and garage doors, reduction in heights of balustrades, and minor internal changes, was approved.

At a meeting with Camden planning and design officers on 14 February 2018, it was agreed that further details relating to the re-designed east, north and west elevations should be submitted to the council for formal approval under approval of details applications.

Certain elements of the elevations have previously been submitted to Camden under approval of details application ref: 2017/5320/P, in respect of Condition 3a. The application was approved on 5 February 2018.

The detailed elements of the elevations requiring further approval by Camden are:

1. Façade re-alignment at levels 04 to 07 to west elevation (boundary to Esavian House) (to be submitted under separate approval of details application);
2. Façade re-alignment at level 7 along east elevation only (Smarts Place) (submitted for approval under this application, ref: PP-06782124); and
3. Façade re-alignment at level 1 along north and east elevations (High Holborn and Smarts Place) (submitted for approval under this application, ref: PP-06782124).

Accordingly, please find enclosed drawings prepared by Wintech and an 'Explanatory Note', prepared by Morgan Capital, demonstrating the details relating to elements 2 and 3 listed above to partially discharge Condition 3a.

Submission

Please find the following documents enclosed to discharge condition 3a:

- Application forms;
- Explanatory note, prepared by Morgan Capital; and
- Drawings, prepared by Wintech.

The requisite application fee has been paid online.

We look forward to your confirmation of receipt and validation of the application. Please contact Anna Gargan (020 7518 7240) of this office should you have any questions.

Yours sincerely



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