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Jonathan McClue
Planning and Built Environment
London Borough of Camden
5 Pancras Square
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15th May 2018

VIA PLANNING PORTAL

Dear Jonathan,

PLANNING APPLICATION FOR FAÇADE ALTERATIONS AT 4 FLITCROFT STREET, WC2H 8DJ

On behalf of Consolidated Developments Ltd please find enclosed a planning application for alterations to the façade of 4 Flitcroft Street which sits within the wider St Giles Circus redevelopment site.

Background

4 Flitcroft Street falls within the redevelopment area of St Giles Circus and is covered under the original planning consent (2012/6858/P). A change of use for the building was achieved under planning permission 2012/6858/P, securing a restaurant/venue space at ground floor level and three residential units across the upper floors of the building.

The current application is made to secure improvements to the façade of the building and to adapt the ground floor interface with the street to better accommodate the approved uses, whilst re-establishing the proportions and alignment of the historic façade. The proposed works can be summarised as follows:

- Removal of existing render/stucco at ground floor level;
- Removal of existing render from the upper levels of the building to better reveal the original brick façade;
- Provision of a new entrance to provide a central, generous opening to both the restaurant and residential areas;
- Rebuilding of two brick piers clad in glazed brick;

- Provision of full height glazing to restaurant frontage with perforated metal shuttering screen;
- Insertion of new timber framed windows with fenestration to match existing.

The Submission

In support of this planning application please find enclosed the following:

- Design and Access Statement prepared by ICA;
- Existing and proposed drawings prepared by ICA;
- Planning application fee of £234.

I trust the enclosed is sufficient for your current purposes and I look forward to receiving confirmation that the application has been validated. In the meantime please do not hesitate to contact me if you require anything further or you wish to discuss any point in more detail

Yours sincerely,



Anna Snow
DIRECTOR