

RL/P7407
09 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir / Madam

13 SHORTS GARDENS, LONDON, WC2H

**APPLICATION FOR THE DISCHARGE OF DETAILS PURSUANT TO CONDITION 5 (AIR VENT)
OF PLANNING PERMISSION REF. 2019/2239/P DATED 4TH NOVEMBER 2019**

ONLINE SUBMISSION REF. PP-08644220

On behalf of the applicant, Shaftesbury Covent Garden Limited, we submit an application to discharge those details pursuant to Condition 5 of planning permission ref. 2019/2239/P dated 4th November 2019. The requisite planning application fee of £116.00 has been paid online via the Planning Portal.

On 4th November 2019, planning permission was granted for the following development:

“Change of use of the first floor from retail (Class A1) to two studio flats (Class C3) and associated external alterations including installation of two double glazed windows to the rear”.

Accordingly, Condition 5 (Air Vents) pursuant to the above planning permission states:

- A) *Before the relevant part of the work is begun, details of the new kitchen extract and boiler flues to the front elevation shall be submitted to and approved in writing by the local planning authority. Such details shall include manufacturer's specification details and/or Plan, elevation and section drawings (including materials details) @1:10. The relevant part of the works shall be carried out in accordance with the details thus approved.*
- B) *Other than those specified in the approved application / conditions, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external front elevation without written approval by the local planning authority.*

In accordance with the above, we formally submit the following documents and drawings for

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

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approval:

- Air Vent External Drawing – prepared by Fresson & Tee
- Photo Schedule – prepared by Fresson & Tee

It is noted that no external works are proposed to the air vents at first floor level. The existing vents had previously been blocked up with mortar and bricks internally and will be fully restored to their original state. The proposal seeks to re-use the existing cast iron vents for the mechanical ventilation of air inside the residential units (bathroom and kitchen).

We trust the submitted documents are acceptable for a swift determination, however should the Council have any further queries please do not hesitate to contact the undersigned.

Yours faithfully

Rupert Litherland

For and on behalf of
Rolfe Judd Planning Limited