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FAO: Miriam Baptist

1 December 2021

Our ref: NGR/SAV/TSM/U0007738

Your ref: PP-10422448

Dear Sir/Madam

115-119 Camden High Street, London NW1 7JS
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 21 of Planning Permission
Reference: 2019/3138/P

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 21 attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

Background

Planning permission (ref. 2019/3138/P) was granted for the: **“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street”** on 24 December 2020.

This application seeks to discharge condition 21 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

“Access - Hotel Lounge/Check-in Desk

Notwithstanding the hereby approved plans, detailed plans of the hotel lounge and check in areas shall be submitted to and approved in writing by the local planning authority to ensure the provision of an accessible level area is provided.”

Condition Discharge

This application seeks to discharge condition 21 attached to the aforementioned planning permission (ref. 2019/3138/P). Accordingly, we enclose a Condition Pack, prepared by Axiom Architects, which contains detailed plans of the hotel lounge and check in areas. The access statement at the beginning of the document also sets out what the drawings show.

We trust that the supporting document is sufficient to discharge condition 21.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to partially discharge this condition:

- Completed approval of details application form (PP-10422448);
- Condition 21 Pack prepared by Axiom Architects.

The requisite approval of details application fee of £116.00 (and £28.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this partial approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Toby Smith (07557 245968) of this office.

Yours faithfully,



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