

Nora-Andreea Constantinescu
Planning Department
London Borough of Camden
5 Pancras Square
London, N1C 4AG

26th May 2022

Sent by email only

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (PART B AND C) AND CONDITION 8 OF PLANNING PERMISSION 2021/3392/P MET BUILDING, 22 PERCY STREET, W1T 2BU

We act on behalf of our client, Lazari Properties 1 Limited in relation to the above Site. The Site benefits from planning permission for the following development dated 22nd April 2022 (Ref: 2021/3392/P)

Replacement of existing entrances and recessed second entrance; new terraces at first, second and fourth floors, with landscaping and green roofs; new enclosed glazed spiral staircase to rear; new structure to include plant area and ancillary facilities at fourth floor Podium roof west; alterations to plant equipment and enclosures at fourth floor Podium roof east; glazed roof extension on the tower roof with retractable roof and relocation of plant; cycle parking at basement.

This application is seeking to discharge Condition 4 (parts B and C) and Condition 8 of this permission. The relevant conditions are outlined below:

Condition 4

Before the relevant part of the work is begun, detailed drawings, or photos of samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10, 1:20 of service enclosure to plant on Podium East **(not part of this application);**
- b) Details including sections at 1:10, 1:20 of terrace enclosure to include metal posts with thin cable rails and privacy/acoustic screen on Podium West;
- c) Details including sections at 1:10, 1:20 of glazed roof structure to tower roof.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Condition 8

Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details of secure and covered cycle storage area for the 195 spaces proposed at basement level and 20 spaces proposed within the rear service yard;



- b) Details including, 1:20, and manufacturer specifications of the service yard gates;
- c) Details 1:50 of the service yard area with delineated routes for cyclist.

The approved facility shall thereafter be provided in its entirety prior to the first occupation of any the premises, and permanently retained thereafter.

The service yard gates proposed are simply reinstalling the existing and therefore, we have simply provided photographs of the existing as the scheme did not propose new gates.

Submission Material


Please see enclosed the following information to discharge the above conditions:

- Application form
- Application drawings (see enclosed drawing list outlining the plans submitted for each part of the above conditions)

The application form has been submitted online via the Planning Portal (Reference PP-11289340) and the application fee of £148.20 (including £32.20 administration fee) for an approval of details reserved by condition has been paid direct to the Council via online payment

I trust the above and enclosed is the necessary information to validate the application, however if you require any further information please do not hesitate to contact me.

Yours sincerely



Matt Gore
Director - Planning