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London Borough of Camden
5 Pancras Square
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Sent by email only

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (PART A) AND CONDITION 5 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 (Part A) and Condition 5 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 (submitted under application 2022/2326/P);
- c) Details including sections at 1:10, 1:20 of glazed roof structure to tower roof (submitted under application 2022/2326/P).

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 5

Before the relevant part of the work is begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.



Submission Material

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

- Application form
- Condition 5 detailed drawings (see enclosed drawing schedule for Condition 5);
- Condition 4a drawings:
 - Podium Cladding Overview View Concept (SK01 Rev P02)
 - Podium Cladding North/South Elevations Concept (SK06 Rev P02)
 - Podium Cladding Sections Concept (SK02 Rev P02)
 - Podium Cladding End Section Concept (SK03 Rev P01)
 - Podium Cladding Intermittent Section Concept (SK04 Rev P01).

The application form has been submitted online via the Planning Portal (Reference PP-11421026) 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