

6 March 2023

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Dear Sir/Madam,

**1 & 2 STEPHEN STREET: APPLICATION FOR PLANNING PERMISSION FOR REPLACEMENT OF GLAZING**

Please find enclosed on behalf of our client, Derwent Central Cross Limited, an application for planning permission for the addition of replacement glazing to existing window openings to the southeast, northwest, southwest and northeast elevations of the upper office levels of the building.

As part of this application please find enclosed:

- Signed and dated application forms and Certificates
- Site Location Plan
- Existing and Proposed Elevations and Plans
- Completed CIL Form.

The application fee has been paid directly through the Planning Portal.

The applicant, Derwent Central Cross Limited (part of Derwent London), owns the building fronting Tottenham Court Road and Stephen Street. It has retail along Tottenham Court Road and offices above. The office entrance is in Stephen Street. The existing building is not listed and the site is not located in a Conservation Area.

The existing glazing is highly reflective and gives the building a dated appearance. This would be replaced with new clear double glazing into the existing frames. These modern, efficient windows will improve the energy efficiency and sustainability of the building, and improve the level of natural daylight to the office floors. The existing mullions and transoms to be retained and resprayed where visible to office floor.



The works to replace the glazing will take place across the building as floors become available or arrangements can be made with tenants to undertake the works.

The proposals also include the louvres proposed under separate application Ref 2023/0252/P.

The existing appearance of the building is shown at Figure 1 below.



Figure 1: Existing windows

National and strategic policy support good design. At a local level Policy D1 Design, states that the Council will seek to secure high quality design in development. The Council will require that development: respects local context and character; preserves or enhances the historic environment and heritage assets and matters of sustainability; uses high quality materials, integrates with its surroundings, is inclusive; is secure and other matters.

The proposals would improve the appearance of the existing building, with the replacement of the windows reducing the dominance of these within views of the building. The alterations also have a significant enhancement to the overall energy efficiency of the building, reducing the CO2 demand by up to 22 tonnes per annum, which accords with strategic and local level policy objectives for sustainability. The proposals are therefore considered to continue to adhere to the objectives of the NPPF, London Plan and Local Plan policies and would deliver a high-quality scheme.



We trust that the enclosed information is sufficient to validate and determine the application. however should you wish to discuss this further or require any additional information please contact Caroline McIntyre on 07525 289 486 or [caroline.mcintyre@dp9.co.uk](mailto:caroline.mcintyre@dp9.co.uk).

Yours faithfully



**DP9 Ltd**