

LB Camden
Planning and Building Development
5 Pancras Square
London
N1C 4AG

27th March 2023

CP/2022/22
BY PLANNING PORTAL

Dear Sirs,

PLANNING AND LISTED BUILDING APPLICATION

4-6 BEDFORD PLACE, LONDON, WC1B 5JD

I am instructed by my client, Nebra Property 2022 Ltd, to submit the following planning and listed building consent application in relation to 4-6 Bedford Place (**the Site**);

“Restoration and refurbishment of the existing hotel (Class C1). Proposed works include: internal reconfiguration, ground and lower ground floor rear extensions, repairs and replacement of roof, new lift-overrun, alterations to the front and rear façade, installation of plant and landscaping works to the rear garden.”

Accordingly, I enclose the following information:

- Completed planning and listed building consent application forms;
- Community Infrastructure Levy (CIL) form;
- Planning Statement prepared by City Planning;
- Design and Access Statement prepared by Studio Moren;
- Heritage Statement prepared by Spurstone Heritage;
- Energy Conservation Statement prepared by EnergyLab;
- TM52 Overheating Assessment prepared by EnergyLab;
- Plant Noise Assessment prepared by RBA Acoustics;
- Arboricultural Implications Assessment prepared by David Archer Associates;
- Daylight, Sunlight and Overshadowing Study prepared by Model Environment;
- Planning Fire Safety Strategy prepared by Studio Fahrenheit;
- Landscape Statement prepared by Wright Landscaping and Architecture;
- Landscape Master Plan prepared by Wright Landscaping and Architecture;
- Existing, Demolition and Proposed Drawing prepared by Studio Moren:
 - Existing drawings:

- Existing Location Plan – A-000-000 P0;
- Existing Site Plan – A-000-001 P0;
- Existing Ground Floor Site Plan - A-025-000 P0;
- Existing Lower Ground Floor Plan - A-025-099 P0;
- Existing Ground Floor Plan - A-025-100 P0;
- Existing First Floor Plan - A-025-101 P0;
- Existing Second Floor Plan - A-025-102 P0;
- Existing Third Floor Plan - A-025-103 P0;
- Existing Roof Plan - A-025-104 P0;
- Existing Front Elevation - A-025-110 P0;
- Existing Rear Elevation - A-025-111 P0;
- Existing Section A-A - A-025-120 P0;
- Existing Section B-B - A-025-121 P0;
- Demolition drawings:
 - Demolition Ground Floor - A-050-000 P0;
 - Demolition Lower Ground Floor Plan - A-050-099 P0;
 - Demolition Ground Floor Plan - A-050-100 P0;
 - Demolition First Floor Plan - A-050-101 P0;
 - Demolition Second Floor Plan - A-050-102 P0;
 - Demolition Third Floor Plan - A-050-103 P0;
 - Demolition Roof Plan - A-050-104 P0;
 - Demolition Front Elevation - A-050-110 P0;
 - Demolition Rear Elevation - A-050-111 P0;
 - Demolition Section A-A - A-050-120 P0;
 - Demolition Section B-B - A-050-121 P0;
- Proposed drawings:
 - Proposed Ground Floor Site Plan - A-100-000 P0;
 - Proposed Lower Ground Floor Plan - A-100-099 P0;
 - Proposed Ground Floor Plan - A-100-100 P0;
 - Proposed First Floor Plan - A-100-101 P0;

- Proposed Second Floor Plan - A-100-102 P0;
- Proposed Third Floor Plan - A-100-103 P0;
- Proposed Roof Plan - A-100-104 P0;
- Proposed Front Elevation - A-100-110 P0;
- Proposed Rear Elevation - A-100-111 P0;
- Proposed Section A-A - A-100-120 P0;
- Proposed Section B-B - A-100-121 P0.

In addition, I can confirm a fee of £462.00 has been paid via the Planning Portal, which is the requisite fee for determining this application.

I trust that the submission provides you with all the necessary information to validate this application. If you do require any additional information, please do not hesitate to contact me.

Yours faithfully,



Charles Rose
DIRECTOR

cc. Nebra Property 2022 Ltd
Encl.