



**GERALDEVE**  
A NEWMARK COMPANY

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**FAO: Sofie Fieldsend**

**Our ref: U0019137/LJW/ANE/LLJ/KAT**

**Your ref: PP- 11840270**

26 May 2023

Dear Madam,

**Town & Country Planning Act 1990 (as amended)**  
**300 Gray's Inn Road, London, WC1X 8DX**  
**Application for Planning Permission**

We write on behalf of our Client, Platignum Properties Limited, to submit an application for full planning permission for the refurbishment and extension of the building to provide residential flats (Class C3) and commercial, business and service use (Class E) at 300 Gray's Inn Road, London, WC1X 8DX ('the Site').

Accordingly, planning permission is sought for the following:

**"Refurbishment and extension of the building to provide residential flats (Class C3) and commercial, business and service use (Class E) including external alterations for new facades to all elevations, the introduction of terraces, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works."**

The Proposed Development seeks to sensitively and sustainably refurbish and extend the existing building to provide a mixed use office led development, with new residential accommodation in the heart of the Knowledge Quarter. It would provide high quality sustainable workspace, seven new high-quality flats alongside an exemplar design. The existing building is considered to be a detractor from the Bloomsbury Conservation Area and the proposals present an opportunity to make it a positive contributor to the local townscape.

The Applicant and design team have engaged thoroughly with Camden's Officers, other key stakeholders and the local community to inform the final design of the Proposed Development.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

The proposed development delivers social, environmental and economic public benefits which include but are not limited to; the optimisation of land to maximise floorspace, introduction of seven high quality residential units, delivering high quality commercial space which achieves BREEAM "Excellent" accreditation

at pre-assessment stage with aspirations for “Outstanding”, increased level of urban greening, and the introduction of cycle parking and associated end of trip facilities.

The development proposals are explained in full within the submitted Planning Statement, prepared by Gerald Eve LLP and the Design and Access Statement, prepared by Haptic Architects.

It is considered that the Proposed Development fully complies with the development plan and meets the objectives and aspirations for Camden and the Applicant. On this basis, we consider that planning permission should be granted.

### Application Documentation

In support of this application, a full package of documents has been prepared (for ease the numbers below link to the planning portal file name).

1. Completed Application Form (ref. PP-11840270), prepared by Gerald Eve LLP
2. Covering Letter (this document), prepared by Gerald Eve LLP
3. Completed Ownership Certificate B and requisite notices;
4. Additional CIL Information Form, prepared by Gerald Eve LLP;
5. Town Planning Statement, prepared by Gerald Eve LLP including:-
  - o Employment and Training;
  - o Draft Section 106 Heads of Terms;
6. Site Location Plan, prepared by Haptic Architects;
7. Existing Plans, Elevations and Sections, prepared by Haptic Architects;
8. Demolition Plans, Elevations and Sections, prepared by Haptic Architects;
9. Proposed Plans, Elevations and Sections, prepared by Haptic Architects;
10. Area Schedule, prepared by Haptic Architects;
11. Drawing Issue Sheet, prepared by Haptic Architects;
12. Design and Access Statement, prepared by Haptic Architects, including:
  - o Accessibility Statement, prepared by Haptic Architects;
  - o Landscape Statement (including Urban Greening Factor), prepared by BBUK Landscape Architects;
  - o Crime Impact Assessment, prepared by Haptic Architects;
  - o Circular Economy Strategy, prepared by Love Design;
  - o Embodied and Whole Life Carbon Strategy, prepared by Haptic Architects;
13. Residential Amenity Management Plan, prepared by the Applicant;
14. Sustainability, Energy and Overheating Assessment, prepared by GDM, including:
  - o Camden Sustainability and Energy Pro-Forma, prepared by GDM;
15. BREEAM Pre-Assessment Checklist, prepared by Twin and Earth;
16. Noise Assessment Report, prepared by Auricl;
17. Daylight/Sunlight and Overshadowing Assessment, prepared by Point 2 Surveyors;
18. Preliminary Ecological Appraisal, prepared by Chevrons;
19. Heritage, Townscape and Visual Impact Assessment (including Accurate Visual Representations), prepared by The Townscape Consultancy and Miller Hare;
20. Fire Statement, prepared by Clarke Banks;
21. Sustainable Drainage Strategy, prepared by Elliot Wood;
22. Flood Risk Assessment, prepared by Elliot Wood;
23. Transport Statement, prepared by Caneparo;
24. Framework BREEAM Travel Plan, prepared by Caneparo;

25. Framework Delivery and Servicing Management Plan, prepared by Caneparo;
26. Draft Construction Management Plan (Camden Pro Forma), prepared by Caneparo;
27. Air Quality Assessment, prepared by Air Quality Consultants; and
28. Statement of Community Involvement, prepared by London Communications Agency.

The requisite application fee of £12,076 including a £64 Planning Portal admin fee has been paid online concurrent to the submission of this application. The application fee has been calculated on the basis that the development creates an additional 1,935.5 sqm gross external floorspace.

We trust that we have provided all the material required for the purposes of validation and therefore await confirmation of the registration and validation of this application shortly. In the meantime, should you have any queries, please contact Alex Neal (020 7333 6301), Liam Lawson Jones (020 3486 3605) or Kathryn Tyne (020 3486 3735) of this office.

Yours faithfully



**Gerald Eve LLP**

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