



**GERALDEVE**  
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**Our Ref: NJB/MZH/SOTH/U0018131**

**Your Ref: PP-11941310**

31 May 2023

Dear Sir/ Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Application for Planning Permission**  
**160-161 Drury Lane, London, SC2B 5PN**

On behalf of our client, McAleer & Rushe Contracts UK Limited, we write to submit an application for planning permission at 160-161 Drury Lane, London, WC2B 5PN ('the site').

The planning application comprises of the following:

**“Demolition of existing fourth floor, replacement of fourth floor and erection of an additional storey to the building, ground floor alterations including new entrances, single storey extension to the rear, removal of existing external fire escape stair to the rear, reconfiguration of existing external plant equipment and introduction of additional plant at roof level, including associated works. Planning use class E throughout the building.”**

The development proposals have been subject of a coordinated consultation programme and design development, with London Borough of Camden (LB) officers between January 2022 - April 2023.

### **Summary of Proposals**

This application proposes to retain and extend built form and create one additional office floor, and replacing the existing fourth floor, whilst also enhancing and improving the external appearance of the existing 1980's office building. The remodelling and refurbishment of the existing building has been designed to utilise the existing street facades fronting Drury Lane and Parker Street, whilst enhancing them, to create a high-quality building which will enhance and preserve the setting of the conservation area.

The proposals will deliver significant public benefits to the site and the wider surrounding area, including;

- A contribution to the regeneration and transformation of the area;
- Sustainable reuse and regeneration of a building which no longer meets modern office user demands;
- Delivering an uplift of 270 sqm (GIA) of high-quality office floorspace that will contribute to sustainable economic development;
- Delivering sustainable development through improvements in energy efficiency;
- High quality design, contributing to the wider townscape setting and local streetscene; and
- Contributing to the function and character of the area through the provision of an improved retail frontage at ground floor level to reactivate street frontages.

### **Documentation**

Please find enclosed the following documents submitted in support of this application for planning permission:

- Planning Application Forms and Certificates, prepared by Gerald Eve LLP;
- Design and Access Statement, prepared by Ben Adams Architects;
- Existing and Proposed Plans, Elevations and Sections, prepared by Ben Adams Architects;
- Environmental Noise Report, prepared by Acoustic Plus;
- Air Quality Assessment, prepared by Air Quality Consultants;
- Air Tightness Survey, prepared by Leema Tech;
- Ventilation Strategy, prepared by Caldwells;
- Daylight and Sunlight Report, prepared by Point 2;
- Transport Assessment (including Delivery and Servicing), prepared by Transport Planning and Highways Solutions;
- Framework Travel Plan, prepared by Transport Planning and Highways Solutions;
- Delivery and Servicing Management Plan, prepared by Transport Planning and Highways Solutions;
- Construction Management Plan, prepared by M&R;
- Drainage Strategy, prepared by Ian Black Consulting;
- Structural Note, prepared by Ian Black Consulting;
- Sustainability Statement, prepared by BPP Energy;
- Energy and BREEAM Assessment, prepared by BPP Energy;
- Whole Life Carbon Assessment, prepared by BPP Energy;
- Statement of Community Involvement, prepared by London Communications Agency;
- Community Infrastructure Levy form, prepared by Gerald Eve LLP; and
- draft Section 106 Heads of Terms (included within this Planning Statement).

The requisite application fee of £2,374 has been paid via BACS.

Please do not hesitate to contact Maggie Zhu (020 7333 6354) or Sophie Thomson (020 7333 6297) of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully,



**Gerald Eve LLP**