



**GERALDEVE**  
A NEWMARK COMPANY

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London Borough of Camden  
Planning and Building Development  
5 Pancras Square  
King's Cross  
London N1C 4AG

For the Attention of: Josh Lawlor  
Via planning portal only

8 September 2023

Dear Sir

**55 Tottenham Court Road and 16-24 Whitfield Street, London, W1  
Town and Country Planning Act 1990 (As Amended)  
Application for Full Planning Permission**

We write on behalf of our client, Mayhunt Properties Limited ('the Applicant'), to apply for full planning permission in respect of proposed development at 55 Tottenham Court Road and 16-24 Whitfield Street, London, W1 ('the Site').

Full planning permission is sought for the following:

**"Partial demolition; removal of basement car parking, ramp and vehicle dock; change of use to offices (Class E); extensions at first, second, third and fourth floors to provide additional office (Class E) floorspace; new replacement façades at Whitfield Street and Tottenham Court Road elevations; partial new replacement facades at north and south elevations; rooftop plant equipment, PV panels and green roof; external amenity areas at first, second, third and fourth floors; and associated external alterations".**

The proposed development has been subject to extensive pre-application engagement with Officers at the London Borough of Camden, the local community and other key stakeholders. The proposal represents the opportunity to provide high-quality office floorspace, including the delivery of affordable workspace.

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. It is considered that the Proposed Development complies with the development plan.

#### **Application Documentation**

The scope of documentation prepared and submitted to support the planning application was agreed with Josh Lawlor at the pre-application stage, and the following documentation is submitted in support of the application:

- Planning Application Form, prepared by Gerald Eve LLP;
- CIL Form, prepared by Gerald Eve LLP;
- Planning Statement; prepared by Gerald Eve LLP;
- Site Location Plan, prepared by HaleBrown Architects;
- Existing, Demolition and Proposed Plans, Sections and Elevations, prepared by Halebrown Architects (including 1:20 drawings);
- Design and Access Statement (including servicing), prepared by Halebrown Architects;
- Townscape, Heritage and Visual Impact Assessment, prepared by JL Heritage and included within the Design and Access Statement;
- Daylight and Sunlight Assessment, prepared by GIA;
- Energy and Sustainability Statement (including BREEAM pre-assessment), prepared by TPS;
- Financial Viability Assessment, prepared by Gerald Eve LLP;
- Noise Impact Assessment, prepared by Venta Acoustics; and
- Statement of Community Involvement, prepared by Kanda.

Furthermore, the Applicant would welcome the opportunity to discuss entering into a Planning Performance Agreement ('PPA') with the Council during the determination of the application.

We trust that the information submitted as part of this application is sufficient, but should you have any queries, please do not hesitate to contact Gary Brook [REDACTED] or Kris Vasil [REDACTED] of this office. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully

**Gerald Eve LLP**

Enc. As above via Planning Portal