



CPC Ltd.

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Planning - Development Control
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

04th December 2023

Dear Mr. Jaspreet Chana,

Re: The retention and reconfiguration of the existing public house and retention of a public house manager's flat (Sui Generis) at the third storey; works to convert the first and second storeys of the public house to provide two residential apartments (Use Class C3), including a two-storey infill extension, internal and external alterations; the erection of a lockable bike shed on Wren Street; and the relocation / replacement of the existing kitchen extract system.

Site address: Calthorpe Arms, 252 Gray's Inn Road, London, WC1X 8JR

I am writing on behalf of the Applicant, Punch Partnerships (PML) Limited, in reference to the above Full Planning Application and Listed Building Consent.

I enclose the following documentation:

- Completed Application Form
- Community Infrastructure Levy ("CIL") Form
- Planning Statement – prepared by CPC Planning Consultants Ltd
- Design and Access Statement – prepared by PLC
- Existing and Proposed Plans – prepared by PLC

- CGI – prepared by PM Creative
- Heritage Statement – prepared by Heritage Information Ltd
- Noise Impact Assessment – prepared by Airtight Noisecheck Ltd
- Energy/Sustainability Statement – prepared by SRE
- Fire Statement – prepared by PLC

The fee of £988 has been paid electronically.

I trust the enclosed documents will satisfy the Authority's requirements, and that the application can be registered in due course.

If you have any queries regarding the above, please do not hesitate to contact me directly on tivoli@cpplanningconsultants.co.uk or 01243 697707.

Yours faithfully,



Tivoli Chang,
Planner,
CPC Planning Consultants Limited

Cc. Punch Partnerships (PML) Limited
Encl. Application documents as listed above.