

OBS/NJR/DP5849
15th November 2023

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Registered No. 05092507

0207 004 1700

www.dp9.co.uk

Elaine Quigley
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Elaine,

Fox Court, 14 Gray's Inn Road, London WC1X 8HN

Detailed planning application under The Town and Country Planning Act 1990

On behalf of Clare Real Estate (14 Gray's Inn Road) Ltd ("the Applicant"), we are pleased to submit a detailed planning application for the site known as Fox Court, 14 Gray's Inn Road, London WC1X 8HN (herein referred to as the "Site").

The proposed development seeks planning permission for retrofit and extension of the existing office building to provide additional office accommodation, with an uplift of 8,579sqm GIA (9,652sqm GEA), retaining the existing reinforced concrete frame to be retained, along with ground floor slab and basement structure. Extensions are proposed to the west, north and south sides of the building with new facades and amenity terraces. Cycle parking is proposed at basement level, along with plant space at roof and basement levels.

The proposed description of development is:

"Demolition of existing facades, retaining existing reinforced concrete frame and basement structures; refurbishment and reconfiguration of the existing office (Use Class E) building for continued office use including extensions with new facades to the west elevation fronting Grays Inn Road (9 storeys), to the northern courtyard elevation facing Brookes Court (9 storeys), to the existing 5 storey north-east wing fronting Brook Street (3 storeys) and to the south elevation (8 storeys); external alterations, provision of rooftop amenity terraces, landscaping and associated works"

The planning application has been submitted via the Planning Portal (ref. PP-12583775) with the requisite planning application fee being paid online. A full list of application drawings and supporting documents is provided at Appendix 1.



We trust that the enclosed information is sufficient for the application to be registered and determined by the Council. Should you wish to discuss any aspect of the submission then please do not hesitate to contact Oliver Sheppard or Nick Ray of this office.

Yours sincerely

DP9 Ltd.

DP9 Ltd.



Appendix 1: List of planning application documents

Drawings

Drawing description	Drawing number
Existing	
Existing Site Location Plan	1195-BGY-XXX-XXXX-DR-A-04010A
Existing Site Plan	1195-BGY-XXX-XXXX-DR-A-04011A
Existing Plan - Level -02	1195-BGY-XXX-098B-DR-A-04098A
Existing Plan - Level -01	1195-BGY-XXX-099B-DR-A-04099A
Existing Plan - Level 00	1195-BGY-XXX-100L-DR-A-04100A
Existing Plan - Level 01	1195-BGY-XXX-101L-DR-A-04101A
Existing Plan - Level 02	1195-BGY-XXX-102L-DR-A-04102A
Existing Plan - Level 03	1195-BGY-XXX-103L-DR-A-04103A
Existing Plan - Level 04	1195-BGY-XXX-104L-DR-A-04104A
Existing Plan - Level 05	1195-BGY-XXX-105L-DR-A-04105A
Existing Plan - Level 06	1195-BGY-XXX-106L-DR-A-04106A
Existing Plan - Level 07	1195-BGY-XXX-107L-DR-A-04107A
Existing Plan - Level 08	1195-BGY-XXX-108L-DR-A-04108A
Existing Plan - Level 09	1195-BGY-XXX-109L-DR-A-04109A
Existing Section AA	1195-BGY-XXX-120S-DR-A-04120A
Existing Section FF	1195-BGY-XXX-125S-DR-A-04125A
Existing Elevations - North	1195-BGY-XXX-300E-DR-A-04130A
Existing Elevations - East (Brookes Street)	1195-BGY-XXX-300E-DR-A-04131A
Existing Elevations - South	1195-BGY-XXX-300E-DR-A-04132A
Existing Elevations - West (Gray's Inn Road)	1195-BGY-XXX-300E-DR-A-04133A
Demolition	
Demolition Plan - Level -02	1195-BGY-XXX-098B-DR-A-04198A
Demolition Plan - Level -01	1195-BGY-XXX-099B-DR-A-04199A
Demolition Plan - Level 00	1195-BGY-XXX-100L-DR-A-04200A
Demolition Plan - Level 01	1195-BGY-XXX-101L-DR-A-04201A
Demolition Plan - Level 02	1195-BGY-XXX-102L-DR-A-04202A
Demolition Plan - Level 03	1195-BGY-XXX-103L-DR-A-04203A
Demolition Plan - Level 04	1195-BGY-XXX-104L-DR-A-04204A
Demolition Plan - Level 05	1195-BGY-XXX-105L-DR-A-04205A
Demolition Plan - Level 06	1195-BGY-XXX-106L-DR-A-04206A
Demolition Plan - Level 07	1195-BGY-XXX-107L-DR-A-04207A
Demolition Plan - Level 08	1195-BGY-XXX-108L-DR-A-04208A
Demolition Plan - Level 09	1195-BGY-XXX-109L-DR-A-04209A
Demolitions Elevations - North	1195-BGY-XXX-230E-DR-A-04230A
Demolitions Elevations - East (Brookes Street)	1195-BGY-XXX-231E-DR-A-04231A
Demolitions Elevations - South	1195-BGY-XXX-231E-DR-A-04232A
Demolitions Elevations - West (Gray's Inn Road)	1195-BGY-XXX-231E-DR-A-04233A
Proposed	
Proposed Plan - Level -02	1195-BGY-XXX-098B-DR-A-04298A
Proposed Plan - Level -01	1195-BGY-XXX-099B-DR-A-04299A



Proposed Plan - Level 00	1195-BGY-XXX-100L-DR-A-04300A
Proposed Plan - Level 01	1195-BGY-XXX-101L-DR-A-04301A
Proposed Plan - Level 02	1195-BGY-XXX-102L-DR-A-04302A
Proposed Plan - Level 03	1195-BGY-XXX-103L-DR-A-04303A
Proposed Plan - Level 04	1195-BGY-XXX-104L-DR-A-04304A
Proposed Plan - Level 05	1195-BGY-XXX-105L-DR-A-04305A
Proposed Plan - Level 06	1195-BGY-XXX-106L-DR-A-04306A
Proposed Plan - Level 07	1195-BGY-XXX-107L-DR-A-04307A
Proposed Plan - Level 08	1195-BGY-XXX-108L-DR-A-04308A
Proposed Plan - Level 09	1195-BGY-XXX-109L-DR-A-04309A
Proposed - Section AA	1195-BGY-XXX-320S-DR-A-04320A
Proposed - Section FF	1195-BGY-XXX-325S-DR-A-04325A
Proposed Elevation North	1195-BGY-XXX-330E-DR-A-04330A
Proposed Elevation East	1195-BGY-XXX-331E-DR-A-04331A
Proposed Elevation South	1195-BGY-XXX-332E-DR-A-04332A
Proposed Elevation West	1195-BGY-XXX-333E-DR-A-04333A
Proposed North Elevation - External Lighting	1195-BGY-XXX-334E-DR-A-04334A
Proposed East Elevation - External Lighting	1195-BGY-XXX-335E-DR-A-04335A
Proposed South Elevation - External Lighting	1195-BGY-XXX-336E-DR-A-04336A
Proposed West Elevation - External Lighting	1195-BGY-XXX-337E-DR-A-04337A
Landscape	
General Arrangement Landscape Masterplan Ground	FCP667-GRA-00-DR-L-1000 02
General Arrangement Landscape Roof Terraces Combined Masterplan	FCP667-GRA-00-DR-L-1010 02
General Arrangement Landscape Illustrative Masterplan Ground	FCP667-GRA-00-DR-L-1011 02
General Arrangement Landscape Illustrative Combined Masterplan	FCP667-GRA-00-DR-L-1012 02

Supporting documents

- Planning Statement (DP9)
- Design & Access Statement (Buckley Gray Yeoman)
- Access Statement (David Bonnett Associates)
- Landscape Design Statement (Grant Associates)
- Financial Viability Assessment (DS2)
- Heritage, Townscape and Visual Impact Assessment (The Townscape Consultancy)
- Environmental Noise Survey & Noise Impact Assessment Report (Quantum Acoustics)
- Air Quality Assessment (MTT)
- Archaeological Assessment (Hawk Heritage)
- Preliminary Ecological Appraisal (Aven Ecology)
- Biodiversity Report & Ecological Management Plan (Aven Ecology)
- Bat Survey Report (Aven Ecology)
- Transport Assessment (Waterman)



- Construction Management Plan Pro Forma (Waterman)
- Framework Travel Plan (Waterman)
- Delivery & Servicing Plan (Waterman)
- Operational Waste Management Strategy (Waterman)
- Preliminary Contamination Risk Assessment (GEA)
- Daylight, Sunlight & Shadow Report (Point2)
- Flood Risk Assessment (Elliott Wood)
- Drainage Strategy (Elliott Wood)
- Energy & Sustainability Statement (MTT)
- Whole Life-Cycle Carbon Assessment (MTT)
- Circular Economy Statement (MTT)
- Employment, Training and Regeneration Statement (AND)
- Statement of Community Involvement (Lowick)
- Fire Statement (The Fire Surgery)