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30 November 2023

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG
F.A.O. Enya Fogarty

Submitted via the Planning Portal: PP-12621780

Dear Sir / Madam,

38-39, 40-41 FURNIVAL STREET, LONDON, EC4A 1JQ
31-33 HIGH HOLBORN, LONDON, WC1V 6AX
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR FULL PLANNING PERMISSION AND DEMOLITION IN A CONSERVATION AREA

On behalf of our client, The London Tunnels PLC ("the Applicant" or "the Client"), please find enclosed an application for full planning permission at 39-41 Furnival Street, London, EC4A 1JQ and 31-33 High Holborn, London, WC1V 6AX.

Proposal

The Application proposes the following development:

"Change of use of existing deep level tunnels (Sui Generis) to visitor and cultural attraction (F1), including bar (Sui Generis); demolition and reconstruction of existing building at 38-39 Furnival Street; redevelopment of 40-41 Furnival Street, for the principle visitor attraction pedestrian entrance at ground floor, with retail at first and second floor levels and ancillary offices at third and fourth levels and excavation of additional basement levels; creation of new, pedestrian entrance at 31-33 High Holborn, to provide secondary visitor attraction entrance (including principle bar entrance); provision of ancillary cycle parking, substation, servicing and plant, and other associated works."

Cross Boundary Application

The Application boundary falls within the administrative areas of both the City of London and the London Borough of Camden. This Application is therefore classed as a "cross boundary application".

Administrative Matters

The form and content of the Application have been discussed in pre-application discussions with the Local Planning Authorities.

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Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE.
A list of members names is available at the above address.

The Application comprises the following documentation:

1. Application Covering Letter, prepared by Montagu Evans
2. Planning Application Form and Ownership Certificates, prepared by Montagu Evans
3. Community Infrastructure Levy Form, prepared by Montagu Evans
4. Application Drawing Schedule TLT2, prepared by Montagu Evans
5. Site Location Plan, prepared by WilkinsonEyre
6. Site Plan, prepared by WilkinsonEyre
7. Application Drawings, prepared by WilkinsonEyre
8. Design & Access Statement, prepared by WilkinsonEyre
9. Accessibility Assessment, prepared by WilkinsonEyre
10. Planning Statement, prepared by WilkinsonEyre
11. Heritage Statement, prepared by WilkisonEyre
12. Archaeological Desk Based Assessment, prepared by Mills Whipp
13. Cultural Plan, prepared by Future City
14. Statement of Community Involvement, prepared by LCA
15. Socio-Economic Assessment, prepared by Volterra
16. Sunlight & Daylight Assessment, prepared by GIA
17. Air Quality Assessment, prepared by WSP
18. BREEAM Pre-Assessment Report, prepared by WSP
19. Circular Economy Statement, prepared by WSP
20. Construction Management Plan, prepared by WSP
21. Delivery and Servicing Plan, prepared by WSP
22. Energy Statement and Overheating Assessment, prepared by WSP
23. Fire Statement, prepared by WSP
24. Flood Risk Assessment & Outline Drainage Strategy (inc. SuDs Statement & Proforma), prepared by WSP
25. Framework Travel Plan, prepared by WSP
26. Geotech Basement Impact Assessment, prepared by WSP
27. Geotechnical and Land Contamination Assessment, prepared by WSP
28. Noise and Vibration Impact Assessment, prepared by WSP
29. Pre-Demolition Audit, prepared by WSP
30. Security Report, prepared by WSP
31. Structural Report, prepared by WSP
32. Sustainability Assessment, prepared by WSP
33. Transport Assessment, prepared by WSP
34. Waste Management Plan, prepared by WSP
35. Whole Life-Cycle Carbon Assessment, prepared by WSP
36. List of Application Documents (Schedule TLT1), prepared by Montagu Evans

Application Procedure

In accordance with Planning Practice Guidance, the planning application fee is payable to the Local Planning Authority which contains the largest part of the application site, in this case, the London Borough of Camden.

Further, we note that Planning Practice Guidance at Paragraph 011 states:

"Where a site which is the subject of a planning application straddles one or more local planning authority boundaries, the applicant must submit identical applications to each local planning authority."



Accordingly, the Application has been submitted in duplicate to the relevant Local Planning Authorities.

The application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) Regulations 2012, has been paid to Planning Portal via BACS transfer. For completeness, the Application Fee is £60,641.50 + admin fee (£64).

Closing

We would be grateful if you could confirm the application is complete, and it will be validated shortly. In the interim, if you have any outstanding queries or require any further information, please do not hesitate to contact either Peter Bovill ([REDACTED]), Louisa Smith ([REDACTED]) or Gabriella Bexson ([REDACTED]) of this office in the first instance.

Yours faithfully,

MONTAGU EVANS LLP

MONTAGU EVANS LLP

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