

Planning Solutions Team  
Planning and Regeneration  
Culture & Environment Directorate  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
London  
N1C 4AG

**Date:** 4 March 2024

**Our ref:** 66990/01/BK/ADo/29896475v1

Dear Sir/Madam

## **LB Camden: The Blue Lion, Gray's Inn Road, London**

On behalf of our client, Lambournes Surveyors Ltd ('the Applicant'), please find enclosed an application for full planning permission in relation to the refurbishment and extension of The Blue Lion, Gray's Inn Road, London ('the Site').

The description of development for the application is as follows:

*"Refurbishment of the existing public house (Sui Generis) and extension of the residential accommodation (C3) to provide new residential units at the upper levels."*

The application has been submitted online via the Planning Portal [**PP-12719522**] and comprises the following documents:

### **Application Submission – for approval**

- 1 Application form, CIL form and certificates;
- 2 Architectural Drawings, prepared by Tony Fretton Architects;
  - a Site Location Plan (319\_PL\_001);
  - b Block Plan (319\_PL-002);
  - a Existing Ground Floor Plan (319\_PL\_100)
  - b Existing First Floor Plan (319\_PL\_101)
  - c Existing Second Floor Plan (319\_PL\_102)
  - d Existing Third Floor Plan (319\_PL\_103)
  - e Existing Basement Plan (319\_PL\_104)
  - f Existing Brownlow Mews Elevation (319\_PL\_105)
  - g Existing Brownlow Mews Shopfront Elevation (319\_PL\_106)

- h Existing Gray's Inn Road Elevation (319\_PL\_107)
- i Existing Section A-A (319\_PL\_108)
- j Existing Section B-B (319\_PL\_109)
- k Demolition Plan (319\_PL\_9007)
- l Proposed Ground Floor Plan (319\_PL\_200)
- m Proposed First Floor Plan (319\_PL\_201)
- n Proposed Second Floor Plan (319\_PL\_202)
- o Proposed Third Floor Plan (319\_PL\_203)
- p Proposed Fourth Floor Plan (319\_PL\_204)
- q Proposed Basement Plan (319\_PL\_205)
- r Proposed Brownlow Mews Elevation (319\_PL\_300)
- s Proposed Brownlow Mews Shopfront Elevation (319\_PL\_301)
- t Proposed Gray's Inn Road Elevation (319\_PL\_302)
- u Proposed Section A-A (319\_PL\_303)
- v Proposed Section B-B (319\_PL\_304)

## **Submission Documents in Support of the Application – not for approval**

- 1 Air Quality Assessment, prepare by Syntegra Group;
- 2 Daylight, Sunlight and Overshadowing report, prepared by Lichfields;
- 3 Design, Heritage and Access Statement, prepared by Tony Fretton Architects;
- 4 Energy and Sustainability Statement, prepared by Ecolytik;
- 5 Noise Impact Assessment, prepared by Syntegra Group;
- 6 Planning Statement, prepared by Lichfields; and
- 7 This Covering Letter.

The requisite application fee of £1,156 (plus £64 planning portal admin fee) has been paid online via the Planning Portal.

The proposal is in accordance with the Development Plan and is acceptable having regard to all other material planning considerations.

We look forward to receiving confirmation of receipt and validation of the application. If you have any questions regarding the submitted documents, please do not hesitate to contact me or my colleague Rosie Williams.



Yours faithfully

A handwritten signature in black ink that reads "Adam Donovan". The signature is fluid and cursive.

**Adam Donovan**  
Planning Director  
BA (Hons) MPlan MRTPI