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

4 April 2024

**PLANNING PORTAL REF: PP-
12871174**

Dear Sir / Madam,

**32 BEDFORD ROW, LONDON, WC1R 4HE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our Client, 32 Bedford Row Ltd ("the Applicant"), please find enclosed an application for Planning Permission and Listed Building Consent ("this Application") at 32 Bedford Row, London, WC1R 4HE ("the Site").

The description of development for these proposals ("the Proposed Development") reads as follows:

Planning Permission - Change of use from office (Class E) to residential (Class C3) to form a self-contained dwelling and internal and external alterations to the building including refurbishment, and alterations to the floor plan, new roof lantern, replacement fourth floor extension and roof terrace including glass balustrade.

Listed Building Consent - Internal and external alterations to the building including, refurbishment, and alterations to the floor plan, new roof lantern, replacement fourth floor extension and roof terrace including glass balustrade.

Application Contents

Please find enclosed the following information:

1. Application Document Schedule, prepared by Montagu Evans;
2. Covering Letter, prepared by Montagu Evans;
3. Completed Application Forms: Full Planning Permission and Listed Building Consent;
4. Completed Community Infrastructure Levy Form;
5. Site Location Plan, prepared by Thomas Croft Architects;

6. Existing and Proposed Application Drawings, prepared by Thomas Croft Architects;
7. Schedules (including fireplace, door and windows), prepared by Thomas Croft Architects;
8. Design and Access Statement, prepared by Thomas Croft Architects;
9. Planning Statement, prepared by Montagu Evans;
10. Heritage Statement, prepared by Montagu Evans;
11. Loss of Employment Report (with Marketing Report), prepared by Montagu Evans (with Farebrother);
12. Energy and Sustainability Statement, prepared by Ecolytik;
13. Draft Construction and Demolition Management Plan, prepared by Paul Mew Associates;
14. Photographic Survey, prepared by Thomas Croft Architects and
15. Schedule of Works, prepared by Thomas Croft Architects.

Application Procedure

The Application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) 2012 (as amended). The fee, amounting to £642 for the planning permission application (including service fee), has been via the Planning Portal via reference number PP-12871174.

We would be grateful if LB Camden could confirm that our Application is complete and will be validated shortly. In the meantime, should any further clarification, information or assistance be required, please contact James Huish (07818 012 484 / james.huish@montagu-evans.co.uk), Peter Bovill (07818 012 456 / peter.bovill@montagu-evans.co.uk) or Olivia Fuller (07780 493924 / olivia.fuller@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully,

Montagu Evans

Montagu Evans LLP

Enc.