

FAO Jennifer Walsh
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
WC1H 9JE

3 May 2024

Dear Jennifer,

31 Southampton Row, Holborn, WC1B 5HJ - Application for Full Planning Permission and Listed Building Consent

On behalf of our client, Hogarth Properties S.A.R.L, we enclose an application for full planning permission and listed building consent for internal and external alterations to the existing building at 31 Southampton Row, Holborn, WC1B 5HJ (“the Site”).

The proposed description of development is:

“Full planning and listed building consent for internal refurbishments and external alterations, including creation of a new office entrance on Sicilian Avenue, reconfiguration of retail units, cycle parking, shower and changing facilities, and associated works.”

In addition to this cover letter, please find enclosed:

1. Application form, including Certificate of Ownership;
2. Community Infrastructure Levy Additional Information Form;
3. Planning Statement, prepared by hgh Consulting;
4. Full architectural drawing pack prepared by Hale Brown Architects, including:
 - Site Location Plan;
 - Existing, demolition and proposed floor plans;
 - Existing, demolition, and proposed external elevations and internal elevations;
 - Existing, demolition, and proposed sections;
 - Existing, demolition, and proposed roof plans;
5. Detailed drawings of new or replacement architectural features;
6. Design and Access Statement, prepared by Hale Brown Architects;
7. Schedule of Works, prepared by Hale Brown Architects;

8. Heritage Statement, prepared by Icen Projects;
9. Structural Report, prepared by Heyne Tillett Steel;
10. Acoustic and Vibration Report (including Plant Specification), prepared by Waterman;
11. Air Quality Assessment, prepared by Waterman;
12. Construction Management Plan Pro Forma, prepared by Gleeds/Workman;
13. Energy and Sustainability Statement (including BREEAM Assessment), prepared by Waterman; and
14. Operational Management Plan, prepared by Hale Brown Architects and Knight Frank.

The application fee of £578 has been paid directly to the London Borough of Camden via the Planning Portal.

Site Context

The Site is located within the Bloomsbury Quarter (formerly known as the Holborn Links Estate) which comprises 32 freehold controlled properties made up of office, retail and residential uses. Our client's vision is to provide for a reimagined Bloomsbury Quarter - a revitalised, modern estate that is fit for purpose and able to meet the needs of both its occupiers and the wider community.

31 Southampton Row is a triangular, five storey building which borders Sicilian Avenue, Vernon Place, and Southampton Row. It comprises retail and office floorspace (Use Class E) at basement through to fourth floor, with residential floorspace (Use Class C3) occupying the fifth floor. The existing building is almost completely vacant.

Proposed Development

The proposals aim to address configuration issues within the existing building and upgrade the existing accommodation to make it more attractive to incoming tenants, to secure the ongoing usability and viability of the building. The proposed development comprises internal refurbishments and external alterations to improve the quality of the accommodation and secure the sustainable long-term viable future of the Site. Further details of the proposed development are set out in the Planning Statement, Design and Access Statement and the Schedule of Works.

Conclusions

The proposed internal and external alterations to the existing building at 31 Southampton Row will deliver a high-quality development that will restore and enhance the internal accommodation and the Site's contribution to the character of the surrounding Bloomsbury Conservation Area. The scheme is fully supported by relevant policy and will provide numerous public benefits, set out in further detail in the Planning Statement.

We trust you have everything required to validate and determine this application within the statutory timeframes. Should you wish to discuss this application, please do not hesitate to contact me or Ross Williamson at this office.



Yours sincerely,

Bella Tidswell

Bella Tidswell
Senior Planner