

TJH /KG/ DP6145

3rd June 2024

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**Development Management
Planning Services
Brent Civic Centre
London Borough of Camden
5 Pancras Square
London
N1C 4AG**

FAO: Alex Kresovic & Lavinia Scaletti

Dear Alex & Lavinia

**151 Shaftesbury Avenue, London WC2H 8AL
Application for Full Planning Permission
Town and Country Planning Act 1990 (as amended)**

On behalf of our client, Royal London Mutual Insurance Society Limited, (the '**Applicant**'), we submit an application for full planning permission for the Proposed Development at 151 Shaftesbury Avenue, London, WC2H 8AL (the '**Site**') which is described as follows:

“Refurbishment of existing building; demolition of existing rooftop plant level and replacement with two new setback floors at levels 8-9 (Class E(g)(i)); partial infill extensions to rear of building at levels 5-8; partial change of use at ground and lower ground floor level for use as either bar/drinking establishment (Sui Generis) and/or Commercial, Business & Service uses (Class E); retention of existing Commercial, Business & Service (Class E) floorspace elsewhere in the building; replacement of existing façades and provision of cycle parking and associated end of trip facilities at lower ground floor level.”

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

It is considered that the proposal is in full accordance with the development plan, and in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), there are no material considerations that indicate that planning permission for the proposed development should not be granted.

Supporting Documents

In addition to this letter, a full suite of documents have been submitted in support of the application:



- Completed Application Form, submitted via the planning portal;
- Covering letter, prepared by DP9;
- Additional CIL Information Form;
- Architectural Drawings and Drawing Schedule, prepared by BGY;
- Design and Access Statement, prepared by BGY;
- Planning Statement, prepared by DP9;
- Viability Statement, prepared by DS2;
- TVIA , prepared by The Townscape Consultancy;
- Acoustic Report, prepared by Hilson Moran;
- Air Quality Assessment, prepared by Hilson Moran;
- Construction Management Plan, prepared by Hilson Moran;
- Daylight Sunlight Assessment, prepared by Delva Patman Redler;
- Delivery and Servicing Management Plan, prepared by Hilson Moran;
- Energy Statement, prepared by Hilson Moran;
- Sustainability Statement, prepared by Max Fordham;
- Whole Life Carbon Statement, prepared by Max Fordham;
- Transport Assessment and Travel Plan, prepared by Hilson Moran;
- Flood Risk and Drainage Assessment and SuDS Strategy, prepared by Heyne Tillett Steel;
- Fire Statement, prepared by Jensen Hughes;
- Statement of Community Involvement, prepared by Kanda; and
- Ecological Appraisal, prepared by Hilson Moran.

The application is submitted via the Planning Portal with the requisite fee of £9,430.00, (which includes the £70.00 planning portal service fee) has been paid by BACS. We look forward to receiving confirmation that the application has been made valid. Should you need to discuss anything further, please do not hesitate to contact Kurt Gagen or Tim Holtham of this office.

Yours faithfully

DP9 Ltd.

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