

5 July 2024
Savills Cover Letter



Ms Elaine Quigley
Planning and Regeneration
Camden Council
5 St Pancras Square
London
N1C 4AG

John Dyke
E: @savills.com
DL: +44 (0) 7409 8895

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Ms Quigley

29B MONTAGU STREET, WC1B 3DA

On behalf of the freeholder, Bedford Estates, I submit a planning application for alterations to the front entrance.

Planning permission was granted on 4 January 2024 (Ref: 2023 /2369P) for:

“Replacement windows and reconfiguration of front garden with seating, planting, steps and ramp.”

Works have started in pursuance and the tenant would like a different and better entrance, canopy and door.

The application comprises as well as this Cover Letter and online application form:

- Floorplan, Elevation, Detailed Section and Demolition Drawing.
- Entrance Update containing comparison images.

The proposed amendments are:

- Demolition of two windows and portion of wall in between to introduce a new entrance with a portal frame.
- Partial demolition of the existing canopy above the consented entrance.
- New metal portal frame colour to match window frames.
- New sliding glazing door frame colour to match window frames.

Although there is no change to the landscaping, the Proposed Garden Section and Details is submitted because the new portal frame is visible through that section.

No. 29B is set back of course behind a high wall so the ground floor is not visible from Montague St street level.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Dyke".

John Dyke
Director

