

Our ref: 794-PLN-LSE-00270

20 Farringdon Street
London, EC4A 4AB
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Date: 26 June 2024

London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

Application for Proposed Change of Use – Rugby Chambers, 2 Rugby Street, London, WC1N 3QU

I write on behalf of our client, the Governing Body of Rugby School, in respect of an application for a change of use for the above site submitted under the Prior Approval process of the General Permitted Development Order (GPDO) Class MA, as amended (2024).

The application proposes to change the existing office premises to residential use comprising 11 apartments (5 x one-bedroom and 6-two bedroom).

The proposed change of use fully satisfies all relevant GPDO legislative requirements as demonstrated by the submitted documents which comprise the following:

- Application form
- CIL form (confirmation that there is no floorspace change and is in use)
- Site Location Plan
- Existing and proposed floor plans
- Planning statement outlining compliance with Class MA
- Existing office use evidence (Farebrother letter, ratings report, title schedule and historical fire regulation plans (Appendix 1))
- Transport assessment including in principle S106 HoT – agreement to car-free development (Appendix 2)
- Phase 1 Geo-environmental Preliminary Risk Assessment (Appendix 3)
- Flood Risk Assessment (Appendix 4)
- Noise Assessment (Appendix 5)
- Heritage Assessment (Appendix 6)
- Natural Light Assessment (Appendix 7)

The application has been submitted via the Planning Portal (reference number PP-13118930).

The application fee of £1,375 (£125 x 11 residential units) (plus £ 58.33 +VAT planning portal fee) will be paid by credit card via the Planning Portal, by the applicant.

Our ref: JCG23605

I trust that you have all the information that you require to register the application and we look forward to receiving confirmation of validation shortly. If you have any queries, please do not hesitate to contact me at the above office.

Yours sincerely,
for RPS Consulting Services Ltd

A handwritten signature in black ink, appearing to read 'G. Blaquiere'.

Greg Blaquiere

Director

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