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Head of Planning  
London Borough of Camden  
Development & Management  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

12 August 2024

Dear Sir/Madam

**64-66 Argyle Street, London, WC1H 8ER**  
**Application for Full Planning Permission and Listed Building Consent for Internal Refurbishment for Residential Use (Use Class C3), Fenestration Alterations, New Landscaping and Other Associated Works**

I act on behalf of Megaro Hotels Limited who are the owners of 64-66 Inglebert Street, London, WC1H 8ER and attach for your attention a planning application for full planning permission and Listed Building Consent for internal refurbishment for residential use (use class C3), fenestration alterations, new landscaping and other associated works.

This application follows a previous application that sought the “*Creation of additional unit to provide seven units (Class C3) within 64-66 Argyle Street, erection of a mews house to provide a new residential unit, fenestration changes, soft and hard landscaping, new plant equipment*” at the above site with the LPA refs: 2023/5132/P and 2024/0608/L, which was withdrawn on 30 April 2024, in response to the Council concerns over the heritage impacts of the proposed mews house.

Accordingly, the Applicant has taken into consideration the concerns of the Council on the previous application, and a new planning application addressing the concerns is now proposed which excludes any proposed mews house. I enclose the following documents that form the planning application:

- (i) A copy of the relevant application form, signed and dated;
- (ii) A copy of the relevant Ownership Certificate and Agricultural Land Declaration, signed and dated;
- (iii) Relevant Architect plans prepared by Hollaway:
  - Site Location Plan, Ref: 100.10
  - Existing and Proposed Block Plans, Ref: 100.11
  - Existing Lower Ground Floor Plan, Ref: 200.10

- Existing Ground Floor Plan, Ref: 200.11
  - Existing First Floor Plan, Ref: 200.12
  - Existing Second Floor Plan, Ref: 200.13
  - Existing Third Floor Plan, Ref: 200.14
  - Existing Roof Plan, Ref: 200.15
  - Existing Front Elevation, Ref: 210.10
  - Existing Rear Elevation, Ref: 210.11
  - Existing Side Elevation West, Ref: 210.12
  - Existing Side Elevation East, Ref: 210.13
  - Existing Section 1, Ref: 220.10
  - Existing Section 2, Ref: 220.11
  - Lower Ground Floor Demolition Plan, Ref: 300.10
  - Ground Floor Demolition Plan, Ref: 300.11
  - First Floor Demolition Plan, Ref: 300.12
  - Second Floor Demolition Plan, Ref: 300.13
  - Third Floor Demolition Plan, Ref: 300.14
  - Roof Demolition Plan, Ref: 300.15
  - Front Demolition Plan, Ref: 310.10
  - Rear Demolition Plan, Ref: 310.11
  - Proposed Lower Ground Floor Plan, Ref: 400.10
  - Proposed Ground Floor Plan, Ref: 400.11
  - Proposed First Floor Plan, Ref: 400.12
  - Proposed Second Floor Plan, Ref: 400.13
  - Proposed Third Floor Plan, Ref: 400.14
  - Proposed Roof Plan, Ref: 400.15
  - Proposed Front and Rear Elevations, Ref: 410.10
  - Proposed Section 1, Ref: 420.10
  - Proposed Section 2, Ref: 430.11
  - Proposed Section 3, Ref: 430.12
  - Proposed Section 4, Ref: 430.13
  - Ground Floor Windows, Ref: 500.10
  - First Floor Windows, Ref: 500.11
  - Second Floor Windows, Ref: 500.12
  - Third Floor Windows, Ref: 500.13
  - General Door Details G 1, Ref: 500.14
  - General Door Details B 2 3, Ref: 500.15
  - Internal Elevation Example, Ref: 500.16
  - Existing Stair Details, Ref: 500.17
  - Proposed Stair Details, Ref: 500.18
- (iv) Design and Access Statement prepared by Hollaway;
- (v) Planning Statement prepared by JMS Planning;
- (vi) Heritage Appraisal prepared by the Heritage Practice;
- (vii) Internal Daylight and Sunlight Report prepared by Delva Patman Redler;
- (viii) Sustainability and Energy Statement prepared by Ensphere;
- (ix) Planning Compliance Noise Impact Assessment Report; and
- (x) Community Infrastructure Levy Questionnaire signed and dated.

Please note the relevant application fee has been paid directly via the Planning Portal.



The principle of residential use is established on the site. A Certificate of Lawfulness (LPA ref: 2021/1349/P) for 'use of whole property as self-contained residential dwellings (Class C3)' was approved on 8 September 2021.

It is considered that the application is of benefit to the London Borough of Camden, restoring the property to its historic use which would have once accommodated residential units, which will support Local Plan and London Plan policies and provide heritage benefits.

I trust you find the enclosed application in order, and I look forward to receiving confirmation of registration of the application in due course. In the meantime, should you wish to discuss the application further, please do not hesitate to contact me on 07525 131145/julian@jmsplanning.com.

Yours faithfully

Julian Sutton  
JMS Planning & Development

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