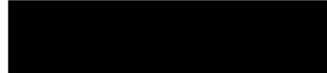




PD10239/JE/JH/GB



70 St Mary Axe
London
EC3A 8BE



14 August 2024

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG
F.A.O. Josh Lawlor

Submitted via the Planning Portal: PP-13164514

Dear Sir / Madam,

**KINGSWAY HOUSE, 99-103 KINGSWAY, LONDON, WC2B 6QX
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR FULL PLANNING PERMISSION**

On behalf of our client, GMS Estates Ltd ("the Applicant" or "the Client"), please find enclosed an application for full planning permission at Kingsway House, 99-103 Kingsway, London, WC2B 6QX.

Proposed Development

The Application proposes the following development:

"Change of use of existing building from commercial use (Class E) to apart hotel use (Class C1), extension and remodelling of upper storeys to accommodate further Class C1 apart hotel floorspace, including new 8th floor, provision of ancillary facilities and retention of Class E commercial unit at ground floor level and associated works including refurbishment of façade".

The Application entails the following works:

- Change of use of Kingsway House from Office (Class E) to Apart Hotel Use (Class C1);
- Remodelling and extension of upper stories to provide an additional 323sqm of GIA Floorspace;
- Provision of 58 apart hotel rooms;
- Retention of all existing major structural elements;
- Modern plant services will replace outdated and inefficient systems creating significantly more sustainable and energy efficient accommodation;
- Provision of ancillary facilities including publicly accessible bar/restaurant and meeting/co-working space;
- Retention of a commercial/F&B unit at ground floor level on Kingsway / Great Queen Street; and
- Creation of new frontage and entrances enhancing contribution to vitality and viability of Kingsway.

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Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE.
A list of members names is available at the above address.



Administrative Matters

To assist with the determination of this application, a suite of documents has been submitted, and details of these are set out within the accompanying Schedule of Documents prepared by Montagu Evans.

The application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) Regulations 2012, has been paid to Planning Portal via BACS transfer. [REDACTED]

Closing

We would be grateful if you could confirm the application is complete, and it will be validated shortly. In the interim, if you have any outstanding queries or require any further information, please do not hesitate to contact either Jeremy Evershed [REDACTED] James Huish [REDACTED] or Gabriella Bexson [REDACTED] of this office in the first instance.

Yours faithfully,

[REDACTED]

MONTAGU EVANS LLP

Enc.