

Your Ref: **PP-13525757**  
Our Ref: HPD/DSP/HF/PMT/23/195  
Date: 11 November 2024

Camden Council  
Planning - Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND



Hybrid Planning & Development Limited  
The Old Vyner Street Gallery  
23 Vyner Street  
London  
E2 9DG

[www.hpduk.com](http://www.hpduk.com)

+44 (0)20 3633 1678  
+44 (0)7521 949 411  
[pmoura-toner@hpduk.com](mailto:pmoura-toner@hpduk.com)

Dear Sir/Madam,

**RE: 7 JOHN STREET, HOLBORN, WC1N 2ES**

On behalf of our client B&K Investments Limited, we are instructed to submit a Section 73 application for 'Variation of condition no. 2 (approved plans) of permission LPA ref: 2019/6378/P granted 04/05/2024 for the Change of use of a Grade II listed building from an office (Class B1) and a residential flat (Class C3) to a single family dwelling house (Class C3); to allow the reconfiguration of the existing building and to enable its use as a dwelling house', at the abovementioned property.

Accordingly, please find enclosed herewith the following documents, which in addition to this letter comprise the application:

- Duly completed Planning Application Form;
- Completed Certificate A;
- Completed Agricultural Holdings Certificate;
- CIL Additional Information Form;
- Site Location Plan at scale 1:1,250 with the site edged in red (Dwg no. 344/LP/1.001);
- Drawing Issue Sheet;
- Existing Site Plan - Basement Floor (Dwg. no. 344/EX/1.001\_A);
- Existing Site Plan - Ground Floor (Dwg. no. 344/EX/1.002\_A);
- Existing Basement Floor Plan (Dwg. no. 344/EX/1.00\_A);
- Existing Ground Floor Plan (Dwg. no. 344/EX/1.01\_A);
- Existing First Floor Plan (Dwg. no. 344/EX/1.02\_A);
- Existing Second Floor Plan (Dwg. no. 344/EX/1.03\_A);
- Existing Third Floor Plan (Dwg. no. 344/EX/1.04\_A);
- Existing Roof Plan (Dwg. no. 344/EX/1.05\_A);
- Existing Section A-A (Dwg. no. 344/EX/2.00\_A);
- Existing Front Elevation (Dwg. no. 344/EX/3.00\_A);
- Existing Rear Elevation (Dwg. no. 344/EX/3.01\_A);
- Existing Internal Elevations - Room 1 (Dwg. no. 344/EX/10.01\_B);
- Existing Internal Elevations - Room 2 (Dwg. no. 344/EX/10.02\_B);
- Existing Internal Elevations - Room 3 (Dwg. no. 344/EX/10.03\_B);
- Existing Internal Elevations - Room 4 (Dwg. no. 344/EX/10.04\_B);
- Existing Internal Elevations - Room 5 (Dwg. no. 344/EX/10.05\_B);

- Existing Internal Elevations - Room 6 (Dwg. no. 344/EX/10.06\_B);
- Existing Internal Elevations - Room 7 (Dwg. no. 344/EX/10.07\_B);
- Existing Internal Elevations - Room 8 (Dwg. no. 344/EX/10.08\_B);
- Existing Internal Elevations - Room 9 (Dwg. no. 344/EX/10.09\_B);
- Existing Internal Elevations - Room 10 (Dwg. no. 344/EX/10.10\_B);
- Existing Internal Elevations - Room 11 (Dwg. no. 344/EX/10.11\_B);
- Existing Internal Elevations - Room 12 (Dwg. no. 344/EX/10.12\_B);
- Proposed Site Plan - Basement Floor (Dwg. no. 344/PA/1.001\_F);
- Proposed Site Plan - Ground Floor (Dwg. no. 344/PA/1.002\_F);
- Proposed Basement Plan (Dwg. no. 344/PA/100\_H);
- Proposed Ground Floor Plan (Dwg. no. 344/PA/101\_H);
- Proposed First Floor Plan (Dwg. no. 344/PA/102\_H);
- Proposed Second Floor Plan (Dwg. no. 344/PA/103\_H);
- Proposed Third Floor Plan (Dwg. no. 344/PA/104\_I);
- Proposed Roof Plan (Dwg. no. 344/PA/105\_G);
- Proposed Section AA (Dwg. no. 344/PA/200\_E);
- Proposed Section BB (Dwg. no. 344/PA/201\_D);
- Proposed Section CC (Dwg. no. 344/PA/202\_E);
- Proposed Section DD (Dwg. no. 344/PA/203\_E);
- Proposed Front Elevation (Dwg. no. 344/PA/3.00\_B);
- Proposed Rear Elevation (Dwg. no. 344/PA/3.01\_B);
- Proposed Internal Elevations Room 1 (Dwg. no. 344/LBC/1001\_F);
- Proposed Internal Elevations Room 2a (Dwg. no. 344/LBC/1002\_G);
- Proposed Internal Elevations Room 2b (Dwg. no. 344/LBC/1003\_F);
- Proposed Internal Elevations Room 3 (Dwg. no. 344/LBC/1004\_E);
- Proposed Internal Elevations Room 4 (Dwg. no. 344/LBC/1005\_E);
- Proposed Internal Elevations Room 5 (Dwg. no. 344/LBC/1006\_E);
- Proposed Internal Elevations Room 6 (Dwg. no. 344/LBC/1007\_F);
- Proposed Internal Elevations Room 7 (Dwg. no. 344/LBC/1008\_E);
- Proposed Internal Elevations Room 8 (Dwg. no. 344/LBC/1009\_G);
- Proposed Internal Elevations Room 9 (Dwg. no. 344/LBC/1010\_F);
- Proposed Internal Elevations Room 10 (Dwg. no. 344/LBC/1011\_F);
- Proposed Internal Elevations Room 11 (Dwg. no. 344/LBC/1012\_F);
- Proposed Internal Elevations Room 12 (Dwg. no. 344/LBC/1013\_F);
- Proposed Internal Elevations Room 13 (Dwg. no. 344/LBC/1014\_E);
- Planning Statement prepared by Hybrid Planning & Development Ltd;
- Design & Access Statement prepared by Glas Architects;
- Heritage Statement prepared by Palmer Heritage;
- Scope of Works (344\_DOC\_10.00\_A);
- Site Photographs (344\_Photo Doc\_10.00\_A); and
- Site Photo Directory (344\_PHOTO DOC\_10.01\_A).

The statutory application fee of £293.00 has been paid electronically by card following submission of this application via the Planning Portal.

While finalising the drawings and supporting documents for submission, the building was unfortunately broken into by squatters, which resulted in some damage. Below is a detailed timeline of the events:

- **03/09:** At 2am, the applicant was notified that squatters had occupied the property. Immediate steps were taken to address the situation, but the presence of the squatters persisted.
- **29/10:** After several weeks of unsuccessful attempts to resolve the issue, a court-ordered Interim Possession Order (IPO) was served to the occupants, informing them that they were required to vacate the premises within 24 hours.
- **30/10:** By 2pm, the occupants had vacated the property as mandated by the IPO.

The applicant is fully committed to reinstating any damaged elements to their original condition, ensuring that the building's integrity and heritage are preserved.

We would be grateful for written confirmation of registration and validation of this application. If there are any matters requiring clarification in the interim, please do not hesitate to contact Paula Moura-Toner ([pmoura-toner@hpduk.com](mailto:pmoura-toner@hpduk.com)) or Hannah Fawdon ([hawdon@hpduk.com](mailto:hawdon@hpduk.com)) of this office, in the first instance.

Yours faithfully,



**Paula Moura-Toner MSc**  
ASSISTANT PLANNER

Encs.

cc: B&K Investments Limited.