

1st November 2024



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Via email only: Ben.Walton@camden.gov.uk

Dear Ben,

**22 Warren Street and 52 – 56 Fitzroy Street, London, W1T 5LS
Amendments to Planning Application (Ref. 2024/2407/P)**

Further to our ongoing discussions with the London Borough of Camden (“LBC”/ “the Council”), we are pleased to submit amendments to planning application reference 2024/2407/P at 22 Warren Street and 52 – 56 Fitzroy Street, London, W1T 5LS.

The application was submitted to LBC and subsequently validated on 13 June 2024, allocated reference number 2024/2407/P, proposing the following:

“Roof extension with integral plant enclosure, roof terrace on no. 22 Warren Street, replacement fire escape stair, 3 storey infill extension of rear lightwell, internal reconfiguration, new office entrance on Fitzroy Street and replacement of windows.”

Following discussions with Ed Jarvis, the following amendments have been made to the scheme:

- Improvements and simplifications to the window arrangement across all buildings;
- Definition of the host building as a series of vertical elements;
- Parapet design finessed to better blend with neighbouring buildings on Fitzroy Street;
- Roof extension expressed as three elements to follow vertical elements below;
- Stepping of roof form, lowering and setting back towards Fitzroy Square, and increasing and setting forwards towards Warren Street;
- Contemporary mansard design with contrasting profiled metal infill panels and glass;
- Small new terrace facing Fitzroy Street;
- Corner announced and marked by taller element; and
- Rear escape stair profile reduced.





As such please find enclosed the amended drawings outlined at Table 1 and an updated Design and Access Statement (dated November 2024).

Table 1: Submitted and Amended Drawing References

Submitted Drawing Reference	Amended Drawing Reference
dMFK_2333_A99_Proposed Basement	dMFK_2333_A99_A_Proposed Basement
dMFK_2333_A100_Proposed Ground Floor	dMFK_2333_A100_A_Proposed Ground Floor
dMFK_2333_A110_Proposed First Floor	dMFK_2333_A110_A_Proposed First Floor
dMFK_2333_A120_Proposed Second Floor	dMFK_2333_A120_A_Proposed Second Floor
dMFK_2333_A130_Proposed Third Floor	dMFK_2333_A130_A_Proposed Third Floor
dMFK_2333_A140_Proposed Fourth Floor	dMFK_2333_A140_A_Proposed Fourth Floor
dMFK_2333_A150_Proposed Roof	dMFK_2333_A150_A_Proposed Roof
dMFK_2333_A1500_Proposed Elevation	dMFK_2333_A1500_A_Proposed Elevation
dMFK_2333_A1510_Proposed Elevation	dMFK_2333_A1510_A_Proposed Elevation
dMFK_2333_A1520_Proposed Section A-A	dMFK_2333_A1520_A_Proposed Section A-A
dMFK_2333_A1521_Proposed Section B-B	dMFK_2333_A1521_A_Proposed Section B-B
dMFK_2333_A1522_Proposed Section C-C	dMFK_2333_A1522_A_Proposed Section C-C

It is considered that the planning application overall accords with the development plan when read as a whole. I trust that the enclosed is in order and I look forward to receiving prompt confirmation that the 2024 Revisions have been received.

Yours sincerely

Harriet Young
Senior Planner