

17 December 2024



Amelia Hunt

33 Margaret Street W1G 0JD

savills.com

Dear Sir / Madam,

26 Red Lion Square, London, WC1R 4HQ
Planning Portal Reference: PP-13614667

We write on behalf of Railway Pension Investments Ltd ('RailPen') ('the Applicant') to submit a Full Planning Application in respect of the Site at 26 Red Lion Square, WC1R 4HQ.

The proposed description of development is as follows:

Refurbishment and recladding of existing building with extensions at fourth floor adjacent to Theobalds Road and associated works.

The scheme seeks to re-imagine the existing office building, providing a new high quality, sustainable workspace / office, with associated amenity uses and cycle parking. The Proposed Development will bring forward the following significant benefits:

- A contribution to the provision of much needed additional commercial floorspace (Use Class E);
- The enhancement of the currently unattractive and outdated frontage, with a new façade which is more sympathetic to the townscape and character of the area;
- A scheme of outstanding design;
- A scheme with the highest sustainable standards, including new renewable energy generation;
- Enhanced public realm;
- Financial and non-financial benefits agreed through an S106 agreement; and
- Community Infrastructure Levy Payment to deliver key local infrastructure.

Alongside this cover letter, a full list of application documents is set out in Appendix 2 and a full schedule of drawings is set out in Appendix 3.

We would be grateful if you could confirm receipt of this planning application and we look forward to prompt confirmation that it has been validated. Should you have any queries regarding the above, please do not hesitate to contact me or my colleague Lara Mullins.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Yours sincerely,

Amelia Hunt
Senior Planner

Appendix 2: Application Documents

Document	Lead Consultant
Application & CIL Form	Savills
Planning Statement	
Design & Access Statement	Stiff + Trevillion
Existing and Proposed Plans	
Site Location Plan	
Landscape Statement	Camlins
Verified Views Assessment	Miller Hare
Heritage, Townscape & Visual Impact Assessment (HTVIA)	Bridge Associates
Acoustic Report	Hoare Lea
Construction Management Plan	CMP Construct
Transport Statement	Caneparo Associates
Statement of Community Involvement	Meeting Place

Appendix 2: Schedule of Drawings

Drawings Title	Drawing Number
Site Location Plan – As Existing	07 000
Site Plan – As Existing	07 001
Basement Plan As Existing	07 049
Ground Floor Plan As Existing	07 050
First Floor Plan As Existing	07 051
Second Floor Plan As Existing	07 052
Third Floor Plan As Existing	07 053
Fourth Floor Plan As Existing	07 054
Fifth Floor Plan As Existing	07 055
Sixth Floor Plan As Existing	07 056
Roof Plan As Existing	07 057
Basement Plan As Proposed	07 099
Ground Floor Plan As Proposed	07 100
First Floor Plan As Proposed	07 101
Second Floor Plan As Proposed	07 102
Third Floor Plan As Proposed	07 103
Fourth Floor Plan As Proposed	07 104
Fifth Floor Plan As Proposed	07 105
Sixth Floor Plan As Proposed	07 106
Seventh Floor Plan As Proposed	07 107
Roof Plan As Proposed	07 108
South Elevation – As Existing	07 150
East Elevation – As Existing	07 151
North Elevation – As Existing	07 152
West Elevation – As Existing	07 153
South Elevation – As Proposed	07 200
East Elevation – As Proposed	07 201
North Elevation – As Proposed	07 202
West Elevation – As Proposed	07 203
Existing Section BB	07 251
Existing Section EE	07 254
Proposed Section BB	07 301
Proposed Section EE	07 304