

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

Date: 27<sup>th</sup> January 2025  
Our reference: I1130486

Dear Christopher Smith,

## **Britannia Street Car Park, London, WC1X 9BP - Application for Full Planning Permission**

Knight Frank have been instructed on behalf of Curlew Developments London Limited & Britannia Street Limited ('the Applicant'), to submit a full planning application for the comprehensive redevelopment of Britannia Street Car Park, London, WC1X 9BP ('the Site') for a Purpose-Built Student Accommodation ('PBSA') scheme, also providing community floorspace.

The description of the proposed development is as follows:

*"Redevelopment of the Britannia Street Car Park through erection of a Purpose-Built Student Accommodation (Sui Generis) building with community floorspace (Use Class F2) provided at ground level, alongside hard and soft landscaping, cycle parking, boundary treatments and other associated works."*

The application has been submitted via the Planning Portal (ref. PP-13583694). The requisite planning application fee of £34,656.00 (excluding planning portal admin fee) has been paid by BACS directly to the London Borough of Camden via the Planning Portal.

The planning application has been prepared in accordance with the planning application validation guidelines and is supported by the following documents:

- Access Statement - Britannia Street (prepared by Direct Access Consultancy);
- Air Quality Assessment - Britannia Street Car Park (prepared by WSP);
- Application Form and CIL form (prepared by Knight Frank);
- AVR images - Britannia Street (prepared by Rockhunter);
- Bat Survey Report - Britannia Street Car Park (prepared by Greengage);
- Circular Economy Statement - Britannia Street Car Park (prepared by Ensphere);
- Construction Demolition Management Plan Pro Forma (prepared by Mayer Brown);
- Contextual Daylight Sunlight and Overshadowing Assessment - Britannia Street Carpark (prepared by Point 2 Surveyors);
- Design and Access Statement - Britannia Street (prepared by Sheppard Robson);

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Your partners in property

- Draft Student Management Plan - Britannia Street Kings Cross London (prepared by Fresh);
- Economic and Housing Statement - Britannia Street Car Park (prepared by Ekosgen);
- Employment and Training Plan - Britannia Street (prepared by Curlew Developments London Limited);
- Energy Statement - Britannia Street Car Park (prepared by Ensphere);
- Existing and proposed plans, sections and elevations (prepared by Sheppard Robson);
- Fire Safety Markups - Britannia Street (prepared by Helios);
- Flood Risk Assessment and Drainage Strategy - Britannia Street Car Park (prepared by WSP);
- Framework Delivery and Servicing Management Plan - Britannia Street (prepared by Mayer Brown);
- Gateway 1 Fire Statement - Britannia Street (prepared by Helios);
- Heritage, Townscape and Visual Impact Assessment - Britannia Street Car Park (prepared by Montagu Evans);
- Internal Daylight and Sunlight Assessment - Britannia Street Carpark (prepared by Point 2 Surveyors);
- Landscape Design and Access Statement - Britannia Street (prepared by PAD Landscapes);
- Noise and Vibration Assessment Report - Britannia Street Car Park (prepared by WSP);
- PBSA Demand and Needs Assessment - Britannia Street Kings Cross (prepared by Knight Frank);
- Planning Statement – including Regeneration Statement (prepared by Knight Frank);
- Preliminary Ecological Appraisal - Britannia Street Car Park (prepared by Greengage);
- Preliminary Risk Assessment - Land at Britannia Street (prepared by WSP);
- Report Calculating Offsite Affordable Housing Contribution (prepared by Montagu Evans);
- Site Location Plan (prepared by Sheppard Robson);
- Stage 2 Fire Safety Strategy Report - Britannia Street (prepared by Helios);
- Statement of Community Involvement (SCI) December 2024 - Britannia Street (prepared by Kanda Consulting);
- Structural Design Stage 2 Report - Britannia Street Car Park (prepared by WSP);
- Sustainability Statement - Britannia Street Car Park (prepared by Ensphere);
- Thermal Comfort Analysis - Britannia Street Car Park (prepared by Ensphere);
- TM54 Operational Energy Assessment - Britannia Street Car Park (prepared by Ensphere);
- Transport Assessment - Britannia Street (prepared by Mayer Brown); and
- Whole Life Carbon Assessment - Britannia Street Car Park (prepared by Ensphere).

A full list of submitted drawings is also appended to this letter for completeness.

We trust that you find the enclosed planning application in order and look forward to hearing confirmation of the application's validation. Should you have any queries or require any further information please contact Chris Benham ([chris.benham@knightfrank.com](mailto:chris.benham@knightfrank.com)) or myself on the details below.

Yours sincerely,



**James Bylina**  
Senior Planner  
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## Appendix A: Drawing List

Drawing Name	Drawing No.
<b>Sheppard Robson</b>	
Proposed Ground Floor Plan	6910-SRA-ZZ-00-DR-A-02100 P01
Proposed First Floor Plan	6910-SRA-ZZ-01-DR-A-02101 P01
Proposed Second Floor Plan	6910-SRA-ZZ-02-DR-A-02102 P01
Proposed Third Floor Plan	6910-SRA-ZZ-03-DR-A-02103 P01
Proposed Fourth Floor Plan	6910-SRA-ZZ-04-DR-A-02104 P01
Proposed Fifth Floor Plan	6910-SRA-ZZ-05-DR-A-02105 P01
Proposed Sixth Floor Plan	6910-SRA-ZZ-06-DR-A-02106 P01
Proposed Seventh Floor Plan	6910-SRA-ZZ-07-DR-A-02107 P01
Proposed Roof Plan	6910-SRA-ZZ-08-DR-A-02108 P01
Typical Studio Type	6910-SRA-ZZ-XX-DR-A-02301 P01
Typical Accessible Studio	6910-SRA-ZZ-XX-DR-A-02302 P01
Typical Adapted Studio	6910-SRA-ZZ-XX-DR-A-02303 P01
Accommodation and Area Schedule	6910-SRA-ZZ-XX-SH-A-02901 P02
Location Plan	6910-SRA-ZZ-ZZ-DR-A-02001 P02
Site Plan - Existing	6910-SRA-ZZ-ZZ-DR-A-02002 P02
Site Plan - Proposed	6910-SRA-ZZ-ZZ-DR-A-02003 P02
Proposed East-West Section	6910-SRA-ZZ-ZZ-DR-A-02220 P01
Proposed Site Elevations Britannia St and Wicklow St	6910-SRA-ZZ-ZZ-DR-A-02230 P01
Proposed North Elevation Britannia Street	6910-SRA-ZZ-ZZ-DR-A-02231 P01
Proposed East Elevation Derby Lodge Courtyard	6910-SRA-ZZ-ZZ-DR-A-02232 P01
Proposed South Elevation Wicklow Street	6910-SRA-ZZ-ZZ-DR-A-02233 P01
Proposed West Elevation Railway Line	6910-SRA-ZZ-ZZ-DR-A-02234 P01
Bay Study West Railway Line	6910-SRA-ZZ-ZZ-DR-A-02240 P01
Bay Study East Derby Lodge Courtyard	6910-SRA-ZZ-ZZ-DR-A-02241 P01
Bay Study North Britannia Street	6910-SRA-ZZ-ZZ-DR-A-02242 P01
Bay Study - South Wicklow Street	6910-SRA-ZZ-ZZ-DR-A-02243 P01