



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

20th March 2025

Our Ref. I000243 – RB/TF/KH
VIA THE PLANNING PORTAL

Dear Sir/Madam,

ACADEMIC HOUSE, 24-28 OVAL ROAD LONDON NW1 7DJ

APPLICATION FOR FULL PLANNING PERMISSION

We write on behalf of our client, Central Metropolitan Estates ('the Applicant') to formally submit an application for full planning permission at Academic House, 24-28 Oval Road, London NW1 7DJ ('the Site').

Description of Development

The application seeks full planning permission for the following development:

"Change of use from commercial, business and service (Class E) to commercial, business and service use (Class E) and / or education use (Class F1) at Academic House, 24-28 Oval Road, London NW1 7DJ"

The Applicant and application objectives

Central Metropolitan Estates is the freehold owner of Academic House. The lawful use of the building is for office use (Use Class E).

The building is part occupied with a recording studio located on the lower ground floor, with lobby, and office floorspace on ground floor, and office at sixth floor. Floors one to five are currently vacant, having been previously used as office floorspace. The building in its entirety subject of this planning application.

The applicant acknowledges the importance of maintaining office uses in Camden, and therefore the proposals do not seek to remove the office use but rather introduce flexibility in maintaining the current office use with the addition of education use. This flexibility in use ensures the space can continue being used as an office space whilst ensuring demands for education use can also be met.

The overall objective and intention behind the application is to allow the building to function alternately or simultaneously as commercial, business and services (Class E) and an educational facility (Class F1), responding to the current social and economic market needs of the area and making efficient use of the vacant floor space.

The proposals would optimise the building and contribute towards the Council's objective of sustainable economic growth and enable the delivery of a modern and flexible commercial and education offer that supports the existing business and employment function of the wider area.

The proposed work will not involve any changes to the building's structure or appearance, both inside and out. This ensures that the building's architectural and historical significance is fully preserved.

Documents submitted in support of this listed building consent application

The following documentation has been submitted alongside this application:

- This Covering Letter, prepared by Icen Projects;
- Application Forms and Certificates of Ownership, prepared by Icen Projects;
- Planning Statement, prepared by Icen Projects;
- Site Location Plan, prepared by Icen Projects Ltd;
- Design, Access and Heritage Statement, prepared by Icen Projects Ltd;
- Transport Statement, prepared by Icen Projects Ltd;
- Travel Plan, prepared by Icen Projects Ltd;
- Sustainability Statement, prepared by Icen Projects Ltd;
- Education Planning Letter, prepared by Dutch and Dutch;
- Existing and Proposed Drawings, prepared by Lane & Frankham; and
- Marketing Material Report, prepared by Crompton and Edward Charles & Partner.

Application Fee

The proposed development would be comprised of a full planning permission at Academic House.

The application requires a fee of £648.

Summary

We trust that the enclosed information is helpful, and we look forward to the expeditious registration, validation and positive determination of this full planning permission application.

However, should you require further information please do not hesitate to contact Kieron Hodgson (khodgson@iceniprojects.com / 07807264704), Therese Finn (tfinn@iceniprojects.com / 07788 917 279) or Rabeka Begum (rbegum@iceniprojects.com / 07442 752 477) of this office in the first instance.

Yours Faithfully



ICENI PROJECTS LTD.

Enc.