

PD15356/KM/HH/HM

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*Submitted via Planning Portal ref:
PP-13831163*

20th March 2024

Dear Sir / Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - APPLICATION FOR FULL PLANNING PERMISSION

Arches 29-41 CASTLE MEWS, LONDON, NW1 8SU

On behalf of The Arch Company Properties Limited, please find enclosed an application for full planning permission for development at Arches 29 – 41, Castle Mews, London, NW1 8SU.

The proposed description of development is as follows:

“Partial demolition of existing warehouse, refurbishment / extension of existing warehouse, external alterations to existing railway arches and associated works related to the continued use of the Site as a builders’ merchant (Sui Generis), and / or Class B8 (Storage and Distribution) and / or Class E(g)(iii) (Light Industrial) uses.”

Application Submission

Alongside this Covering Letter, the application is supported by the following documents:

- Schedule of Application Material, prepared by Montagu Evans;
- Application Covering Letter, prepared by Montagu Evans;
- Application Form, prepared by Montagu Evans;
- Site Location Plan, prepared by RKG;
- Schedule of Application Drawings, prepared by Montagu Evans;
- Application Drawings, prepared by RKG;
- Design and Access Statement, prepared by RKG;
- Planning Statement, prepared by Montagu Evans;
- Transport Statement, prepared by TPA;
- Framework Travel Plan, prepared by TPA;
- Arboricultural Impact Assessment and Method Statement, prepared by Phlorum;
- Preliminary Ecological Appraisal, prepared by Phlorum;
- Bat Emergence Activity Survey Report, prepared by Phlorum;

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- Biodiversity Net Gain Exemption Letter, prepared by Phlorum;
- Noise Assessment, prepared by AAC;
- Air Quality Assessment, prepared by AAC;
- Sustainability Statement, prepared by RED;
- Fire Strategy, prepared by Socotec;
- Existing and Proposed Drainage Plans, prepared by RKG;
- Community Infrastructure Levy Form, prepared by Montagu Evans on behalf of The Arch Company Properties Limited.

The application has been submitted online via the Planning Portal PP-13831163 and the fee of £1,226 has been calculated in accordance with The Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulation 2023 and payment had been made via BACS.

We trust that the information submitted is sufficient and allows you to validate the application. However, should you require any further clarification, please do not hesitate to contact Kirill Malkin (kirill.malkin@montagu-evans.co.uk / 07818 012524), Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk / 07826 552 594), or Harry Manners (harry.manners@montagu-evans.co.uk / 07341 114785) at this office.

Yours sincerely,



Montagu Evans LLP
Enc.