

80-83 Long Lane,
London,
EC1A 9ET

Via Planning Portal only

7 July 2020

Dear sir/madam,

FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

REDEVELOPMENT OF THE SITE, FOLLOWING DEMOLITION OF THE EXISTING BUILDING, TO PROVIDE A MIXED USE DEVELOPMENT COMPRISING GROUND FLOOR AFFORDABLE WORKSPACE (CLASS B1), FOUR RESIDENTIAL UNITS (CLASS C3) ON THE UPPER FLOORS (3 X 1 BED UNITS AND 1 X 3 BED UNIT), ALONGSIDE LOWER GROUND FLOOR PLANT, CYCLE PARKING AND REFUSE STORAGE.

52 TOTTENHAM STREET, FITZROVIA, LONDON, W1T 4RN

Please accept this covering letter as an accompaniment to this full planning application for the above development proposal. The application is further supported with the following plans and documents:

PLANS:

Drawing	Prepared By	Drawing No	Dated
1.Site Location Plan	DSDHA	297_P10.000	22.04.2020
2.Existing Site Plan	DSDHA	297_P10.001	22.04.2020
3.Existing Basement & Ground Floor Plans	DSDHA	297_P10.100	22.04.2020
4.Existing First & Second Floor Plans	DSDHA	297_P10.101	22.04.2020
5.Existing Third Floor & Roof Plans	DSDHA	297_P10.102	22.04.2020
6.Existing Front & Rear Elevations	DSDHA	297_P10.200	22.04.2020
7.Existing Section AA	DSDHA	297_P10.300	22.04.2020
8.Demolition Basement & Ground Floor Plans	DSDHA	297_P10.400	22.04.2020
9.Demolition First & Second Floor Plans	DSDHA	297_P10.401	22.04.2020
10.Demolition Third & Roof Plans	DSDHA	297_P10.402	22.04.2020
11.Demolition Front & Rear Elevations	DSDHA	297_P10.500	22.04.2020
12.Demolition Section	DSDHA	297_P10.600	22.04.2020
13.Proposed Site Plan	DSDHA	297_P20.000A	22.04.2020
14.Proposed Basement & Ground Floor Plans	DSDHA	297_P20.100A	22.04.2020
15.Proposed First to Fourth Floor Plans	DSDHA	297_P20.101A	22.04.2020
16.Proposed Fifth & Sixth Floor Plans	DSDHA	297_P20.102A	22.04.2020

17. Proposed Seventh & Eighth Floor Plans	DSDHA	297_P20.103A	22.04.2020
18. Proposed Ninth & Tenth Floor Plans	DSDHA	297_P20.104A	22.04.2020
19. Proposed Roof Plan	DSDHA	297_P20.105A	22.04.2020
20. Proposed South (Tottenham St) Elevation	DSDHA	297_P30.100A	22.04.2020
21. Proposed North Elevation	DSDHA	297_P30.101A	22.04.2020
22. Proposed West Elevation	DSDHA	297_P30.102A	22.04.2020
23. Proposed East Elevation	DSDHA	297_P30.103A	22.04.2020
24. Proposed South (Tottenham St) Elevation Detail	DSDHA	297_P30.200A	22.04.2020
25. Proposed North Elevation Detail	DSDHA	297_P30.201A	22.04.2020
26. Proposed West Elevation Detail	DSDHA	297_P30.202A	22.04.2020
27. Proposed East Elevation Detail	DSDHA	297_P30.203A	22.04.2020
28. Proposed Section AA, BB	DSDHA	297_P40.100A	22.04.2020
29. Schedule of Floorspace	DSDHA	-	10.06.2020
30. Schedule of Plans	DSDHA	-	23.06.2020

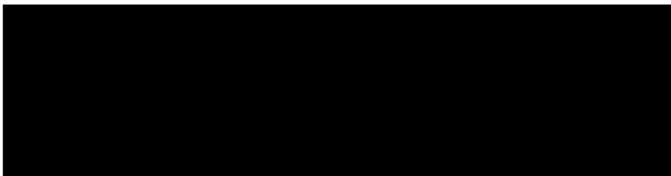
DOCUMENTS:

Document	Prepared By	Reference	Dated
31. Design & Access Statement PART 1	DSDHA	-	June 2020
32. Design & Access Statement PART 2	DSDHA	-	June 2020
33. Design & Access Statement PART 3	DSDHA	-	June 2020
34. Design & Access Statement PART 4	DSDHA	-	June 2020
35. Design & Access Statement PART 5	DSDHA	-	June 2020
36. Design & Access Statement PART 6	DSDHA	-	June 2020
37. Planning Statement PART 1	SM Planning	1.8	29.06.2020
38. Planning Statement PART 2	SM Planning	1.8	29.06.2020
39. Planning Statement PART 3	SM Planning	1.8	29.06.2020
40. Planning Statement PART 4	SM Planning	1.8	29.06.2020
41. Heritage Statement PART 1	PSC	-	June 2020
42. Heritage Statement PART 2	PSC	-	June 2020
43. Heritage Statement PART 3	PSC	-	June 2020
44. Heritage Statement PART 4	PSC	-	June 2020
45. Heritage Statement PART 5	PSC	-	June 2020
46. Transport Statement	RHDHV	PB9092-RHD-ZZ-XX-RP-R-0001	25.06.2020
47. Draft Construction Management Plan	RHDHV	Version 1.4	25.06.2020
48. Waste Storage & Collection Details	RHDHV	-	04.05.2020
49. Statement of Community Involvement	Kanda Consulting	-	01.05.2020
50. Energy Statement	Ensphere	19-E007-003 Ver. V6	June 2020
51. Sustainability Statement	Ensphere	19-E007-002 Ver. V6	June 2020
52. Structural Survey	TZG	6606 Revision *	April 2020
53. Basement Impact Assessment PART 1	CGL	CG/28961 Revision 3	June 2020
54. Basement Impact Assessment PART 2	CGL	CG/28961 Revision 3	June 2020
55. Basement Impact Assessment PART 3	CGL	CG/28961 Revision 3	June 2020
56. Contaminated Land Investigation	Risk Management	RML 7262	Feb 2020

57. Noise & Vibration Impact Assessment	Sandy Brown	19051-R01-C	22.06.2020
58. Air Quality Assessment	WYG	A116501	24.04.2020
59. Daylight & Sunlight Assessment PART 1	Point 2 Surveyors	P1704 Ver. V1	June 2020
60. Daylight & Sunlight Assessment PART 2	Point 2 Surveyors	P1704 Ver. V1	June 2020
61. Affordable Housing Statement	DS2	DS1493	15.06.2020
62. CIL Form	SM Planning	-	26.06.2020

I trust this is in order but if you have any queries or require any clarification please do not hesitate to contact me.

Yours sincerely



Stuart Minty
Director
SM Planning