

our ref: TV/Q40123
your ref:
email: tom.vernon@quod.com
date: 21 January 2014



Jenna Litherland
Senior Planning Officer – West Team
Camden Council
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Jenna,

TOWN AND COUNTRY PLANNING ACT (AS AMENDED) 1990
CHANGE OF USE AND RE-CLADDING OF EXISTING BUILDING CURRENTLY COMPRISING PART OFFICE USE (CLASS B1A) AND PART CAR SHOWROOM (SUI GENERIS) TO PROVIDE FLEXIBLE COMMERCIAL FLOORSPACE AT GROUND AND BASEMENT FLOORS (USE CLASSES A1/A2/A3 AND B1), AND 16 RESIDENTIAL UNITS IN UPPER FLOORS; ROOF EXTENSION TO PROVIDE FIFTH AND SIXTH FLOORS; AND ASSOCIATED EXTERNAL ALTERATIONS
APPLICATION ON BEHALF OF S2 ESTATE LIMITED

I am instructed by our client, S2 Estates Limited, to submit an application for full planning permission at Cambridge House, nos. 373-375 Euston Road, London (site plan enclosed) for the following development:

“Change of use and re-cladding of existing building currently comprising part office use (Class B1a) and part car showroom (Sui generis) to provide flexible commercial floorspace at ground and basement floors (Use Classes A1/A2/A3 and B1), and 16 residential units in upper floors; roof extension to provide fifth and sixth floors; and associated external alterations.”

The submission of this application follows a process of pre-application consultation, including consultation with members of the public, stakeholder groups and Camden Council officers. The scheme has evolved through discussed with these key stakeholders, and represents the result of an iterative process.

A comprehensive review of the pre-application activities undertaken to date is provided within the application Design and Access Statement and Planning Statement. A full review of the relevant considerations is provided within the application planning statement.

Application Submission

The following documents form part of the planning submission and are enclosed accordingly:

- Planning Application Forms, prepared by Quod;
- Certificate A & Agricultural Certificate, prepared by Quod;

- Planning Statement, prepared by Quod;
- Design and Access Statement, prepared by Assael Architects;
- Daylight & Sunlight Report, prepared by Brooke Vincent and Partners;
- Acoustic Assessment prepared by Hoare Lea
- Air Quality Assessment prepared by Environ;
- Energy and Sustainability Strategy prepared by Hoare Lea;
- Affordable Housing Statement prepared by DS2
- Commercial Floorspace Assessment prepared by Quod/Metrus; and
- Transport Statement prepared by Motion.

The application fee of £8,470 is enclosed, made payable to Camden Council.

This submission contains four paper copies of the supporting technical documents along with 4 CD copies.

We trust the application will be validated as soon as possible, and look forward to discussing with you in due course.

Yours sincerely,



Tom Vernon
Associate