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## GERALDEVE

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**For the attention of Conor McDonagh**

20 June 2013

**Our ref: LJW/HBI/J6574**

Dear Sirs

**Applications in respect of 251-258 Tottenham Court Road and No. 1 Bedford Avenue and 24-25 Bloomsbury Square**

We write on behalf of our client, Exemplar Properties (Bedford) Limited, to submit the enclosed applications for planning permission in respect of No. 251-258 Tottenham Court Road and No. 1 Bedford Avenue (Application A) and planning permission and listed building consent in respect of No. 24-25 Bloomsbury Square (Application B).

**Application A**

Planning permission is sought for No. 251-258 Tottenham Court Road and No. 1 Bedford Avenue for:-

**"Demolition of 251-258 Tottenham Court Road and 1 Bedford Avenue and redevelopment to provide retail use (Use Class A1) at part lower ground and part ground floors, and office (Use Class B1) on part lower ground, part ground and first to seventh floors and associated works."**

In accordance with the requirements of the London Borough of Camden, please find enclosed 4 hard copies and two CD's containing the following application documents:-

1. Signed and completed application form;
2. Signed and completed Certificate B and Schedule of Owners;
3. Signed and completed CIL form;
4. Red Line Site Location Plan prepared by Bennetts Associates (included in Appendix A of the Planning Statement);
5. Existing and Proposed plans, sections and elevations prepared by Bennetts Associates;
6. Drawing Issue sheet prepared by Bennetts Associates;
7. Planning Statement prepared by Gerald Eve LLP;
8. Design and Access Statement prepared by Bennetts Associates;

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9. Townscape, Heritage and Visual Impact Assessment prepared by Millerhare and Francis Golding;
10. Energy and Sustainability report prepared by Waterman Group;
11. Air Quality Assessment prepared by Waterman Group;
12. Noise Assessment (including vibration) prepared by Waterman Group;
13. Transport Statement (including Travel Plan) prepared by Clewlow Consulting;
14. Delivery and Servicing Plan prepared by Clewlow Consulting;
15. Daylight/ Sunlight report prepared by GIA;
16. Buried Heritage Desk Based Assessment prepared by Waterman Group.
17. Construction Management Plan prepared by Buro Four;
18. Basement Impact Assessment prepared by Waterman Group;
19. Community Involvement Report by Indigo Public Affairs – Your Shout.

Please also find enclosed a cheque for the sum of £29,744 made payable to the London Borough of Camden being the requisite planning application fee.

### **Application B**

Planning permission is sought for No. 24-25 Bloomsbury Square for:-

**“Change of use of lower ground floor and ground to third floors of 24 Bloomsbury Square and change of use of part lower ground floor and ground to third floors of 25 Bloomsbury Square from office (Use Class B1) to residential (Use Class C3) to provide 7 units and associated works.”**

Listed Building consent is sought for:-

**“Extension and alteration to 24-25 Bloomsbury Square in association with the change of use from office to residential.”**

In accordance with the requirements of the London Borough of Camden, please find enclosed 4 hard copies and two CD's containing the following application documents:-

1. Signed and completed planning application form;
2. Signed and completed listed building consent application form;
3. Signed and completed CIL form;
4. Signed and completed Certificate B and Schedule of Owners;
5. Red Line Site Location Plan prepared by DLG Architects (included in Appendix A of the Planning Statement);
6. Existing and Proposed plans, sections and elevations prepared by DLG Architects;
7. Drawing Issue sheet prepared by DLG Architects;

8. Planning Statement prepared by Gerald Eve LLP;
9. Design and Access Statement prepared by DLG Architects;
10. EcoHomes Pre-Assessment Report prepared by Waterman Group;
11. Schedule of works/ Method statement prepared by DLG Architects;
12. Conservation Assessment prepared by Anthony Walker of DLG Architects;
13. Lifetime Homes Assessment prepared by DLG Architects.

Please also find enclosed a cheque for the sum of £2,695 made payable to the London Borough of Camden being the requisite planning application fee. A fee is not required for the listed building consent application.

In addition to the above documents, we also enclose a signed copy of a Planning Performance Agreement for your review and signature, together with a cheque for £18,950 made payable to the London Borough of Camden representing the outstanding balance to be paid.

We trust that you have all of the information you require in respect of these two applications. We look forward to receiving confirmation of receipt and validation of both applications.

Should you have any queries, or require any further information, please do not hesitate to contact Lisa Webb or Hannah Bizoumis of this company.

Yours faithfully,



**Gerald Eve LLP**

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Direct tel. 020 7333 6225

Encs: