

Regeneration and Planning  
London Borough of Camden  
6<sup>th</sup> Floor  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

6 February 2013  
Our Ref: Fox Court 121145

Dear Sir / Madam,

**Fox Court, 14 Gray's Inn Road, WC1**

We have pleasure in enclosing an application for full planning permission for the extension and refurbishment of the existing office building at Fox Court, 14 Gray's Inn Road, to provide additional office and retail floorspace. The application is being submitted to the London Borough of Camden on behalf of The Trustees of Rockspring Hanover Property Unit Trust ('Rockspring').

The proposal has been the subject of a site visit and two pre-application consultations with Ben Le Mare and other planning officers, the outputs of which are detailed in the Planning Statement. These consultations have informed the evolution of the scheme and the format of the submission.

The application is supported by 4 copies of the following:

- Planning applications forms and certificates duly completed and signed;
- Planning Statement prepared by Planning Perspectives LLP;
- Planning application drawings prepared by GMA Architecture;
- Design and Access Statement (including Lift Traffic Study and Fire Engineering Feasibility) prepared by GMA Architecture;
- Daylight, Sunlight and Overshadowing Report prepared by Deloitte;
- Transport Statement (including a Service Management Plan and Draft Construction Traffic Management Plan) prepared by Bellamy Roberts;
- Viability Submission prepared by Turner Morum;
- Sustainability and Energy Statement prepared by MBA Consulting Engineers Ltd;
- BREEAM Pre-Assessment prepared by MBA Consulting Engineers Ltd;
- Noise Assessment prepared by MBA Consulting Engineers Ltd;
- Marketing Agent's Statement prepared by Knight Frank and Farebrother;
- Historic Environment Assessment prepared by MOLA; and
- Structural Engineer's Report prepared by Sinclair Johnston.



Please note that this submission does not include draft heads of terms for the S106 agreement. In this regard, it is hoped that negotiations relating to the S106 agreement can commence once the Council have had an opportunity to review the application and the supporting information.

To cover the cost of the application, we attach a cheque for the sum of £16,940 made payable to the London Borough of Camden.

A CD containing the application documentation has been included within this submission. Additional copies can be made available if necessary.

We trust that you will find this submission in order. We look forward to receiving formal acknowledgement of the application in due course.

Please do not hesitate to contact me should you have any queries.

Yours faithfully

**Peter Edwards**

**Partner**

**For and on behalf of Planning Perspectives LLP**

Encl

cc      David Hughes    Alchemy Asset Management Ltd  
         James Rodge    Rockspring