

PD7069

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04 January 2013

Catharine Bond
Development Control
Environment and Planning
Camden Town Hall
Argyle Street
WC1H 8EQ

Dear Ms Bond

**HEALS & HABITAT BUILDING, TOTTENHAM COURT ROAD, LONDON W1T
LISTED BUILDING CONSENT**

We have been instructed by our clients, the Bedford Estate and Threadneedle Asset Management, to submit listed building consent for the internal refurbishment of parts of the office accommodation of the building. The proposals do not affect the Heals and Habitat retail space, only the internal office accommodation to the rear and on the upper floors which is accessed via Torrington Place.

Since obtaining planning consent in October 2012 for works to the communal office area, it has become necessary to bring forward the proposals for the refurbishment of the office areas. The refurbishment work is essential to improve the internal environment of the office space and ensure the long term viability of the building. It is considered that the proposed works will better reveal the significance of the building, preserving its special interest.

The internal works proposed comprise the following:

Basement – Replace riser area (consented) with boiler room next to recording studios and creation of a lift pit.

Ground – Reception Interior Design fittings including display cases and wall panels (fixed to original wall) replacement of existing floor covering.

1st floor – i) Removal and infill of office staircase to office floor space in block K
ii) Relocation of sanitary facilities (new facilities)
iii) Removal of partitioning around stair 07
iv) Removal of partitions within block K and I.

2nd floor – i) Removal and infill of office stair in block K
ii) Removal and addition of new partitions in 'A' Block
iii) Removal of partitions in I, K Blocks
iv) Creation of new lobby areas within blocks A and G

3rd floor – i) Removal and infill of office stair in block K
ii) Removal of partitions in blocks G, I, K
iii) Removal and addition of new partitions in 'A' Block
iv) Creation of new lobby areas within blocks A and G

4th floor – i) Removal of partitions in blocks G, I, K
ii) Relocation of sanitary facilities

- iii) Removal and addition of new partitions in 'A' Block
- iv) Creation of new lobby areas within block A

5th floor – i) Removal of partitions in Block A

Application Material

We therefore enclose the following information:

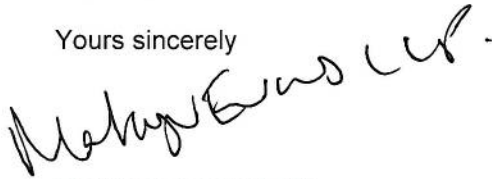
- Completed Listed Building application form and relevant certificates;
- Site Location Plan with the application site outlined in red
- Design and Access Statement incorporating Heritage Statement;
- Demolition Drawings (at 1:50);
- Proposed Drawings (at 1:50); and
- Floor finishes;

Soft Strip

As discussed, the works proposed are required in order to modernise the office floorspace and remove a number of unsympathetic late twentieth century interventions. There are also works proposed that we do not consider require Listed Building Consent that will be undertaken as part of the refurbishment proposals. These include the removal of suspended ceilings and external mounted wiring for example. We will write to you under separate cover itemising the proposed 'soft strip' works.

We trust these proposals are sufficient for validation and look forward to receiving confirmation. If you require anything further, or wish to visit the site please contact Charlotte Yarker on 020 7312 7532. .

Yours sincerely



Montagu Evans LLP

Enc.