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11 December 2012

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Dear Sirs

**APPLICATION FOR PLANNING PERMISSION – TOWN & COUNTRY PLANNING ACT 1990  
THE PROPOSED EXTENSION, ALTERATION AND REFURBISHMENT OF OFFICES**

**NO.11-14 WINDMILL STREET, LONDON, W1T 2JG**

Further to our recent meeting and correspondence, we are instructed on behalf of the applicants, Bramblewell Ltd, to submit a full planning application for the:

*"External alterations to the ground floor front facade, replacement 4<sup>th</sup> floor and erection of 5<sup>th</sup> floor extension (to no. 11-3), replacement of roof top plant room with new 5<sup>th</sup> floor (no.14); new windows to east elevation; replacement external plant at second floor; additional fire escape between 4<sup>th</sup> and 5<sup>th</sup> floor; and associated works".*

Please find enclosed the following application documents:

- Application form (x3 copies)
- Existing and proposed plans (x3 copies)
- Design & Access Statement (x3 copies)
- Sunlight & Daylight Assessment (x3 copies)
- Acoustic Assessment (x3 copies)
- Heritage Assessment
- Planning Statement (x3 copies)
- CD comprises all of the application documents (x3 copies)

We also enclose the requisite planning application fee - £1,150 made payable to Camden Council. This is provided in two cheques and reflects the recently amended planning fees which came into effect 22<sup>nd</sup> November 2012.

## THE PROPOSAL

The application site comprises some 3,265 sq m of office floorspace (Class B1a) which, since September 2010, has become gradually vacant. The last occupant vacated the building November 2011 and the building remains vacant. The previous occupants relocated to alternative accommodation which offered a better standard of space, more suited to the needs of modern business.

The building was designed and constructed to 1980s standards and has not seen significant refurbishment in over twenty years. As such, the office space is now tired and outdated and the configuration is such that it no longer serves the requirements of businesses.

The applicants purchased the application site earlier this year and propose to completely refurbish the building, make significant improvements to its external appearance of the building and functionality, whilst also maximising the amount of space provided on the site. The proposals seek to update the building to be presented as a “contemporary building with a historic twist”. There is a strong presence of both the media and fashion sectors in this area of London and the proposed design seeks to target these businesses.

Following our recent pre-application meeting we now submit an application for the development described above. For clarity though, the key elements to the application are:

- The replacement of the fourth floor and extension to the mansard to provide a fifth floor above No.11-13 and tying into a refurbished fifth floor above No.14;
- The replacement of the ground floor facade to the whole building;
- Replacement of all fenestration;
- The installation of additional windows on the east elevation;
- The soot washing of the Windmill Street elevation;
- The creation of a fifth floor roof terrace to serve the top floor office space;
- The installation of a new fire escape to the third, fourth and fifth floors; and
- The complete overhaul of building services and subsequent relocation of plant to an external enclosed plant deck at second floor level.

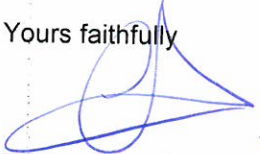
The Development Plan provides strong support for the refurbishment of existing and provision of new office space within sustainable locations, particularly within this area of Central London. Unlike a previously refused scheme at this site (2011/07126/P) this proposal does not propose the loss of any office floor space and seeks only to maximise the amount and quality of office space available on the site. As such, the proposed development is considered acceptable in principle.

We have assessed the proposed development in terms of its impact upon the Conservation Area and the amenity of neighbouring occupiers. We consider the development to improve the design and appearance of the building and as such, to have a positive impact upon the Conservation Area. Furthermore, through careful design, the proposed development does not harm the amenity of neighbouring occupiers and this is demonstrated through the supporting application documents.

We consider the proposed development to meet the requirements of the Development Plan both in terms of principle and design and as such, planning permission should be granted.

We trust that the details provided within the submission documents are sufficient for you to consider the application and we look forward to receiving written confirmation of the application's validation. If however, you require clarification of details or wish to discuss matters further, please do not hesitate to contact either Chris Benham or Nick Jenkins at this office.

Yours faithfully

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

**Turley Associates**