

2386/08-1210PO01

3 October 2012



Environment Department
London Borough of Camden
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDING & CONSERVATION AREA
CONSENT) ACT 1990
21 JOHN STREET, LONDON WC1N 2BF**

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On behalf of our client, One West Smithfield LLP, please find enclosed Planning and Listed Building Consent Application, for the following development at 21 John Street, London WC1N 2BF:

“Change of use to 2nd-7th Floors inclusive from office (Class B1) to Residential (Class C3) to create 8no. Flats (1 x 1 bed, 6 x 2bed, 1 x 3bed) and associated works to the listed building to facilitate the change of use including provision of bike store, bin store and ancillary space, replacement of windows and amended rear access arrangements and green roof at 2nd floor level.”

This application is the resubmission of planning and listed building applications (ref: 2012/0277/P and 2012/0309/L) which are currently the subject of an appeal against non-determination.

This submission sets out details of the site, existing occupation and vacancy and marketing efforts, outlines the proposals and how the successful integration of 8 apartments can be accomplished in this Grade II listed building.

This application comprises the following documents:-

1. Completed application forms together with Certificate A under Article 7 of the Town & Country Planning (General Development Procedure) Order 1995;
2. This Covering Letter;
3. Site Location Plan; Drawing No. D1000, 1:1250@A3;

4. Combined Planning, Design, Access and Heritage Statement prepared by Metropolis Planning & Design incorporating a PPS5 Assessment, details of the marketing campaign undertaken at the property and details of the proposed replacement windows;
5. Assessment of Scheme Suitability for Provision Of On-Site Affordable Housing;
6. Energy Strategy and Sustainable Design and Construction Statement, prepared by Metropolis Green;
7. Application Drawing Nos:-

D1100 rev: P1	Existing Basement Plan
D1101 rev: P1	Existing Ground Floor Plan
D1102 rev: P1	Existing First Floor Plan
D1103 rev: P1	Existing Second Floor Plan
D1104 rev: P1	Existing Third Floor Plan
D1105 rev: P1	Existing Fourth Floor Plan
D1106 rev: P1	Existing Fifth Floor Plan
D1107 rev: P1	Existing Sixth Floor Plan
D1108 rev: P1	Existing Seventh Floor Plan
D1109 rev: P1	Existing Roof Plan
D1201 rev: P1	Existing Elevations Sheet 1
D1202 rev: P1	Existing Elevations Sheet 2
D1203 rev: P1	Existing Elevations Sheet 3
D1301 rev: P1	Existing Sections
D2100 rev: 01	Proposed Basement Plan
D2101 rev: 04	Proposed Ground Floor Plan
D2102 rev: 02	Proposed First Floor Plan
D2103 rev: 03	Proposed Second Floor Plan
D2104 rev: 04	Proposed Third Floor Plan
D2105 rev: 02	Proposed Fourth Floor Plan
D2106 rev: 01	Proposed Fifth Floor Plan
D2107 rev: 02	Proposed Sixth Floor Plan
D2108 rev: 02	Proposed Seventh Floor Plan
D2109 rev: 02	Proposed Roof Plan
D2201 rev: 00	Proposed Elevation sheet 1
D2202 rev: 00	Proposed Elevation sheet 2
D2203 rev: 00	Proposed Elevation sheet 3
D2204 rev: 01	Proposed South Courtyard Elevation
D2205 rev: 01	Proposed South West Courtyard Elevation
D2301 rev: 00	Proposed Sections
D2150 rev: 01	Proposed Typical Lifetime Homes Plans
D2151 rev: 00	Proposed Lifetime Homes Plans
D2152 rev: 00	Proposed Lifetime Homes Plans
D2250 rev: 00	Proposed Bin/Bike Storage Elevation

Listed Building Application Drawings

D3201 rev: 00	Proposed North East & North Elevation
D2302 rev: 00	Proposed South West & West Elevation
D3203 rev: 00	Proposed South West & South Courtyard Elevation
D3800 rev: 00	Proposed Window Key

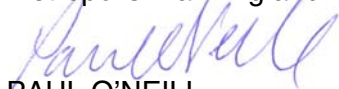
8. Completed CiL Form;
9. Planning Application Fee of £2,680 being the appropriate fee.

For the reasons outlined in our supporting statement it is considered that the proposals are in full accordance with the objectives of national and local policy, and as such planning permission and listed building consent should be granted.

This is an important matter for our client and we would therefore be grateful to maintain a dialogue with you throughout your processing of the applications. We look forward to receiving your validation letter as soon as possible, but if you have any queries, or require printed versions of the plans or further information, please do not hesitate to contact us.

Thank you for your anticipated assistance on this matter.

Yours sincerely
Metropolis Planning and Design LLP



PAUL O'NEILL
Partner

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