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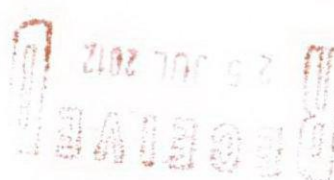
Planning and Development
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8NJ

23 July 2012

Our ref: GAO/HMP/HMU/J6813

Your ref:

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
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Dear Sir/Madam,

**Town and Country Planning Act 1990
Application for Planning Permission
12 Bedford Square, London WC1B**

I write on behalf of our client, The Bedford Estates, to submit an application for planning permission for the change of use of 12 Bedford Square from offices to flexible office/educational use.

Planning permission is sought for the following:

"Change of use of 12 Bedford Street from offices (Class B1) to use as offices and/or educational (Class B1/Class D1) use."

Background

The property has been marketed for several months but as yet the Estate has had no interest in the unit. Therefore, the Estate requires greater flexibility to attract more potential occupiers. The Estate has recently experienced a high demand for educational floorspace and therefore this application proposes the flexible use of the unit as either office (B1) and/or educational (D1) floorspace.

Site and Surroundings

The site is located on the northern side of Bedford Square on the corner of Gower Street. The site comprises an end of terrace building with basement, ground and three storeys above. The existing use of the building is as office (Class B1) use but is currently vacant following refurbishment works. The building is Grade I listed as is the rest of the terrace forming the northern portion of the square (Nos. 12-27). The vast majority of the buildings on Bedford Square are Grade I listed. The site is also located within the Bloomsbury Conservation Area.

The area is characterised by a mix of uses including offices, educational, and residential uses. Bedford Square is in close proximity to both Tottenham Court Road to the west and Oxford Street to the south. The site is highly accessible by public transport; the closest underground stations are Goodge Street to the north-west and Russell Square to the east, both of which are less than 650m from the site.

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