

Our ref: SGB/CH07/02B118642
Your ref:

23 September 2011



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For the attention of Neil McDonald

Dear Sirs

203 HIGH HOLBORN, LONDON WC1V 7BU – APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT

Further to the pre-application meeting with officers on 4 May 2011 and as discussed, please find enclosed an application for full planning permission and listed building consent in relation to the above site submitted on behalf of our client, Ediston Opportunity Fund.

The application seeks full planning permission and listed building consent for the following:

"Change of use and conversion of existing office building to provide hotel accommodation with bar, restaurant and supporting facilities, removal of roof top enclosure and extension at fourth floor level along the Newton Street frontage, along with provision of refuse store, car parking and cycle parking".

The end occupier of the proposed hotel will be Premier Inn, part of the Whitbread Group Plc. The Whitbread Group Plc is the largest hotel operator in the UK with nearly 600 hotels and more than 41,000 rooms. Premier Inn offers good, reliably high standard, overnight accommodation at a reasonable cost.

As discussed and agreed with Neil McDonald, the following information is submitted in support of the planning application:

- Completed Planning Application Forms – 5 copies
- Ownership Certificate B and Agricultural Holding Certificate – 5 copies
- Site Location Plan – 5 copies
- Plans and Drawings (Axiom Architects) – including:
 - Site Location Plan – 3 x A1 and 2 x A3 copies
 - Existing and Proposed Floor Plans – 3 x A1 and 2 x A3 copies
 - Existing and Proposed Elevations – 3 x A0, 2 x A2 and 2 x A3 copies
 - Existing and Proposed Sections – 3 x A0, 2 x A2 and 2 x A3 copies
 - Existing and Proposed Details – 3 x A1 and 2 x A3 copies
- Design and Access Statement (Axiom Architects) – 4 copies
- Planning Statement (GVA) – 3 copies
- Energy and Sustainability Strategy (Applied Energy) – 3 copies
- Transport Statement (RGP) – 3 copies
- Travel Plan (RGP) – 3 copies
- Noise Impact Assessment (AECOM) – 3 copies

- Flood Risk Statement (Campbell Reith) – 3 copies
- Daylight / Sunlight Report (GVA Schatunowski Brooks) – 3 copies

Please also find enclosed 10 CD copies of the application material and a cheque for £1,005 in respect of the application fee.

We would be grateful if you could confirm receipt at the earliest opportunity and look forward to confirmation that it has been validated. If you have any queries, please feel free to contact Christopher Hill (020 7911 2320) or Lorraine Hughes (020 7911 2475) of these offices in the first instance.

Yours faithfully

GVA

GVA

Acting for Ediston Opportunity Fund