

04 October 2011

Our Ref: EL/101882

RECORDED DELIVERY

Planning Services
Camden Town Hall
Argyle Street,
London
WC1H 8EQ

Dear Sir/Madam

Planning and Listed Building Consent Application: Proposed change of use and conversion of upper floors of building from office/residential (Class B1/C3) to residential (Class C3) to provide 4 No. self contained apartments (levels 1- 5) and use ground floor and basement for A1/A2/D1 purposes at 7 Upper St Martins Lane, London, WC2H 9DL

I am instructed to submit a Planning and Listed Building application on behalf of Angle Property (St Martins) Limited and Telenomics Limited with the above description at 7 Upper St Martins Lane.

This is a joint application for the proposed renovation of a vacant Grade II Listed Building, in the heart of Covent Garden, Central London. The applications seek approval to extend the permitted uses at ground and lower ground level to include Classes A1/A2 and D1 and to convert the upper floors of the building from office to residential use providing three 2 bed apartments and one 3 bed duplex. The fifth floor of the building is already in residential use. The internal and external alterations and changes are fully described and documented in the submitted plans and supporting information.

The application proposals have been the subject formal pre-application submission bearing reference ENQ/01430. This included and on site meeting with Planning Officer Elizabeth Beaumont and Conservation Officer Charlie Rose on 9 August 2011.

The plans and documents provided and submitted in support of the application were agreed at the pre-application consultation stage and include;

1. OS Site Plan and Aerial (red edge plan) Drawing No. 001 @A3 1:1250;
2. Code for Sustainable Homes Pre- Assessment – Chapman Bathurst;
3. Energy Summary – Chapman Bathurst;
4. Pre Acquisition Structural Statement – Michael Alexander;
5. Structural Statement – Michael Alexander;
6. Noise Assessment – Environmental Equipment Corporation Limited;
7. Agency Report – Matthews & Goodman;
8. Heritage Appraisal – KM Heritage;
9. Design and Access Statement – MSMR Architects;
10. Planning Statement – Matthews & Goodman; and
11. Architectural Plans
 - Drawing No. 002 Existing Building Photographs;
 - Drawing No. 009 Existing Plan: Basement Level;
 - Drawing No. 010 Existing Plan: Ground Floor Level;
 - Drawing No. 011 Existing Plan: First Floor Level;
 - Drawing No. 012 Existing Plan: Second Floor Level;

Drawing No. 013 Existing Plan: Third Floor Level;
Drawing No. 014 Existing Plan: Fourth Floor Level;
Drawing No. 015 Existing Plan: Fifth Floor Level;
Drawing No. 019 Demolition Plan: Lower Ground Floor Level;
Drawing No. 020A Demolition Plan: Ground Floor Level;
Drawing No. 021 Demolition Plan: First Floor Level;
Drawing No. 022 Demolition Plan: Second Floor Level;
Drawing No. 023 Demolition Plan: Third Floor Level;
Drawing No. 024 Demolition Plan: Fourth Floor Level;
Drawing No. 025 Demolition Plan: Fifth Floor Level;
Drawing No. 040 Existing Section A-A;
Drawing No. 041 Existing Section B-B;
Drawing No. 050 Demolition Section A-A;
Drawing No. 051 Demolition Section B-B;
Drawing No. 070 Existing Elevation: Street Elevations;
Drawing No. 071 Existing Elevation: Lightwell Elevations;
Drawing No. 081 Demolition Elevation: Lightwell Elevations;
Drawing No. 109C Proposed Plan: Lower Ground Floor Level;
Drawing No. 110C Proposed Plan Ground Floor Level;
Drawing No. 111A Proposed Plan: First Floor Level;
Drawing No. 1112A Proposed Plan: Second Floor Level;
Drawing No. 113A Proposed Plan: Third Floor Level;
Drawing No. 1114B Proposed Plan: Fourth Floor Level;
Drawing No. 1115A Proposed Plan: Fifth Floor Level;
Drawing No. 140 Proposed Section: A-A;
Drawing No. 141A Proposed Section: B-B;
Drawing No. 170A Proposed Elevation: Street Elevations;
Drawing No. 171 Proposed Elevation: Lightwell Elevations;
Drawing No. 600A Proposed New Stair.

The above plans and documents have been submitted electronically via the Planning Portal system under reference 1637636 apart from the Noise Assessment (listed above as item 5) and is enclosed in disk format. I also enclose a cheque for £1675.00 payable to the London Borough of Camden in settlement of the Council's planning fees.

I would also draw to your attention that the applicants Design and Access Statement includes a section on bin and cycle storage, wheelchair and disability access and designing out crime. The Design and Access Statement and the Code for Sustainable Homes report respond to the Council's requirements relating to Lifetime Homes.

I thank you for your consideration of the enclose information and look forward to confirmation that the application has been validated.

Yours faithfully

Edward Landor

Edward Landor BA (Hons) Dip TP Cert Ed MRTPI

For and on behalf of

Matthews & Goodman LLP

Encs Cheque £1675.00
Noise Assessment – Disk

Cc James Good - Angle Property (St Martins) Limited