



6 June 2007

Our ref: PD/KH/07 019

Robert Scourfield  
Director of Culture & Environment  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8EQ

For the attention of Jenny Fisher, Team Leader, South Area Team

Dear Mr Scourfield

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990**  
**71 GREAT RUSSELL STREET, WC1B 3BP**

I have pleasure in enclosing an application for Listed Building Consent submitted on behalf of Wigmore Investments Ltd. The application relates to works in connection with a proposed change of use from offices (Class B1(a)) to a single residential dwelling house (Class C3) which is the subject of a separate planning application.

The application comprises:

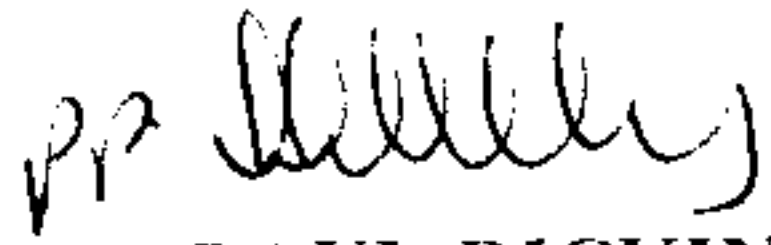
- (1) 3 copies of Planning Application Form and Ownership Certificate.
- (2) 3 copies of Location Plan (scale 1:1250).
- (3) 3 sets of planning application drawings (see details in drawings and plans schedule attached to the application form).
- (4) 3 copies of Design and Access Statement prepared by Paul Dickinson & Associates, Town Planning and Development Consultants, June 2007

The Design and Access Statement demonstrates that the proposed change of use accords with relevant UDP policies. It also describes the minor external and internal works. There will be material change to the external appearance of the building. The internal works are considered to offer enhancements such as reinstating original larger rooms at ground and first floors. Other works include the provision of small scale partitions that can easily be removed in future to reinstate the original fabric.

Overall the proposed use is considered to be appropriate to the building. There are inherent disadvantages with the former commercial office use. The proposals enable the building to be returned to its original residential use and also accords with the Council's objective to

encourage alternative residential use in such circumstances and particularly to encourage family housing (three bedrooms or more) in Bloomsbury Ward.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Dickinson', with a stylized flourish at the end.

**PAUL DICKINSON**

Encl.

cc: Howard Crocker – Wigmore Investments  
Jeff Kasfikis - Corrigan Core (Project Management) Ltd