



**Nathaniel Lichfield
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Planning Design Economics

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Date: 30 March 2005
Our ref: CL/10151/BH/jw
Your ref:

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

**28-30 THEOBALD'S ROAD, LONDON, WC1: CHANGE OF USE AND EXTENSION OF
EXISTING OFFICE BUILDING FOR RESIDENTIAL AND CLASS A3 – RESTAURANT USE**

On behalf of our client Winllan (Theobald) Ltd, we are submitting an application for planning permission for the change of use and extension of 28-30 Theobald's Road to provide a mixed use building comprising a Class A3 restaurant and residential apartments.

The application comprises:

- i) Five copies of the completed application form and Certificate A
- ii) Application fee cheque for £3,300
- iii) Five copies of the following drawings:

Title	Number
(a) Location Plan	04.010.00 (P) 001
(b) Lower Ground Floor and Ground Floor	04.010.00 (P) 003
(c) First/Second/Third Floor	04.010.00 (P) 004
(d) Fourth/Fifth Floor	04.010.00 (P) 005
(e) Roof Plan	04.010.00 (P) 009
(f) Cross Section	04.010.00 (P) 006.1
(g) Cross Section Context	04.010.00 (P) 006.2
(h) Front Elevation	04.010.00 (P) 007
(i) Front Elevation Identifying Lift Motor Room etc	04.010.00 (P) 007.1



Title	Number
(j) Detailed Front Elevation, Section	04.010.00 (P) 007.2
(k) Rear Elevation	04.010.00 (P) 008
(l) Existing Lower Ground Floor/Existing Ground Floor	04.010.00 (P) 010
(m) Existing First-Third Floor/Existing Fourth Floor	04.010.00 (P) 011
(n) Existing Roof Plan	04.010.00 (P) 012
(o) Existing Cross Section	04.010.00 (P) 014
(p) Front Elevation as Existing/Rear Elevation as Existing	04.010.00 (P) 015
iv) Planning Statement prepared by Nathaniel Lichfield and Partners	
v) Urban and Architectural Design Statement prepared by Dawe Geddes Architects	

We trust that this package of detailed information is sufficient for Officers to be able to consider the proposals.

The application is for roof and rear extensions, together with alterations to the front elevation, and the use of the building for mixed-use purposes as a Class A3 restaurant on part ground and lower ground floor levels and 14 residential flats on the part lower ground and first to fifth floors. The mix of uses will comprise:

Residential = 1,470 sq.m (gross external) / 1,044 sq.m (net internal)

4 x one bedroom flats	(29%)
7 x two bedroom flats	(50%)
3 x three bedroom flats	(21%)

Restaurant = 324 sq.m (gross external) / 293 sq.m (net internal)

The Planning Statement and Urban and Architectural Design Statement demonstrate that these are highly sustainable proposals which comply with Government and London-wide objectives for the re-use of previously developed land and the conversion of commercial floorspace which is no longer required to residential-led mixed use. The proposals also comply with Government, London-wide and local design objectives and, in particular, the statutory requirement to preserve or enhance the character or appearance of conservation areas and to have regard to preserving the setting of listed buildings. In summary, the proposals:

- Provide a mix of commercial and residential uses within a mixed-use area which will result in additional activity and vitality, particularly in the evenings and at weekends.
- Maximise the potential of the site and provide residential accommodation at a density which conforms with London Plan and local UDP policies.



- Make use of a previously-developed site which is out-dated and no longer suited to business requirements.
- Provide much-needed additional residential accommodation in central London with good access to public transport, jobs and services.
- Provide an active use at ground and lower ground floor levels which will employ between 20 and 25 people.
- Result in the removal of the existing unsightly roof-top lift motor room, external plant and water tank enclosure, which are visible from Theobald's Road and Gray's Inn Walk.
- Provide a new, continuous, high quality, horizontal roof form which relates to the proportions of the building below and to the adjacent library and which is set well back at both the front and rear.
- Make a positive contribution to the roofscape of this part of Theobald's Road, which is characterised by a variety of roof heights, forms, designs and materials.
- Do not have an adverse impact on strategic views.
- Improve the appearance of the front elevation.
- Overall preserve and enhance key local views, the setting of Gray's Inn Walk and the character and appearance of the Bloomsbury Conservation Area.
- Have no adverse impact on amenity for residents in the vicinity in terms of natural light, overlooking or sense of enclosure.
- Provide a new high-quality restaurant with no adverse amenity impact.
- Have no adverse impact on parking, traffic movement or highways safety.

We trust that we have provided you with sufficient information for you to determine the application, however, if there is anything else that you require, please do not hesitate to contact me by telephone.

Yours faithfully

BRENDAN HODGES
ASSOCIATE

cc. Roger Dawe - Dawe Geddes Architects
- Winllan (Theobald) Ltd