

Your ref: 2013/4799/PRE

Our ref: 26264

31<sup>st</sup> July 2014



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Planning Services - Development Control  
London Borough of Camden  
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WC1H 8EQ

**Attn: East Area Team/ Angela Ryan**

Dear Angela Ryan

**RE: 19-21 Great Queen Street, WC2B 5BE - Planning Application and Listed Building Consent (Planning Portal Ref:**

Peter Brett Associates LLP is instructed by Stability Investments Ltd to submit a Planning Application and Conservation Area Consent for development at 19-21 Great Queen, London, WC2B 5BE.

A planning application was submitted via Planning Portal on 31<sup>st</sup> July 2014 under Planning Portal Ref: PP-035667799 and is made for:

*'Partial demolition and re-build including retention of the principal building, and erection of a one storey roof extension above and a four storey rear extension for mixed use development comprising: retained basement and ground floor level unit; and the change of use of the upper floors (1<sup>st</sup> to 5<sup>th</sup> floor) from Class B1(a) office use to Class C3 (dwellinghouse) (5 x residential units).'*

Application drawings of the existing and proposed development prepared by Latis;

The proposed development is made following pre-applications discussions with the London Borough of Camden during 2013 and 2014 and a public consultation event held on 3<sup>rd</sup> July 2014.

The application is supported by the following documents:

- i. Application drawings of the existing and proposed development prepared by Latis;
- ii. Design and Access Statement prepared by Latis;
- iii. Planning Statement prepared by Peter Brett Associates;
- iv. Statement of Community Involvement prepared by Peter Brett Associates;
- v. Daylight and Sunlight Report prepared by GL Hearn;

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- vi. BREEAM Pre-Assessment prepared by Scott White and Hookins; and a
- vii. Heritage Statement (including an assessment of the conservation area and surrounding heritage assets ) prepared by CgMs;

The proposals will retain the principle building and its façade fronting Great Queen Street and will bring back into use the upper floor levels which have been vacant since 2008 for residential development. The proposed demolition of the existing rear extension building and its replacement with a high quality, mixed use extension will continue to be subservient to the principle building and will not result in any harm to street views along Great Queen Street or the Seven Dials Conservation Area.

The proposals for the GQT site are considered to accord with the Camden development plan and other material considerations. The proposals fully accords with the NPPF policies for delivering a wide choice of high quality homes and achieving sustainable development, and it is considered that this should be afforded significant weight in favour of the proposed development.

We look forward to receiving notification from LB Camden Council that the planning application is formally validated. In the meantime if there are any queries or points of clarification regarding the application please contact Jill McGregor at [jmcgregor@peterbrett.com](mailto:jmcgregor@peterbrett.com).

Yours faithfully

Jill McGregor  
For and on behalf of **PETER BRETT ASSOCIATES LLP**